



Botetourt County, Virginia
Office of the County Administrator

June 9, 2020

57 S. Center Drive, Suite 200
Daleville, Virginia 24083
Phone (540) 928-2006
Fax (540) 473-8225

Mr. Jerry L. Fraley and
Fraley Family Restated Irrevocable Dynasty Trust
P. O. Box 90
Eagle Rock, VA 24085

Board of Supervisors

Billy W. Martin, Sr.
Chairman

Donald M. Scothorn
Vice Chairman

Richard G. Bailey

Stephen P. Clinton

I. Ray Sloan

RE: Request in the Fincastle District for a change of conditions to a previously approved Special Exception Permit (SEP) to construct a utility-scale wind energy system in the Forest Conservation (FC) Use District. The project is sited on a portion of three tracts: Tax Parcel #13-2 containing 5,092.14 acres, Tax Parcel #20-3, containing 1,512.526 acres, and Tax Parcel #20-3A, containing 7.96 acres. Approximately 200 acres located within these boundaries will be utilized for a maximum of 22 wind turbines and ancillary equipment and the related construction, operation, and maintenance of a utility scale wind energy system. The applicants request, as per Chapter 25. Zoning, Article IV. Supplemental Regulations, Division 1. Use regulations, Section 25-446. Wind energy systems of the Botetourt County Code, to reduce the number of permitted turbines from a maximum of 25 to a maximum of 22, and to modify the existing conditions related to constructing turbines at a taller height to be no greater than 680 feet in height. This project is proposed to be located along approximately 3.5 miles of the southernmost portion of North Mountain, with an entrance generally located on the north side of secondary Route 622 (Dagger Spring Road), approximately 5.2 miles east of the intersection of Route 622 and secondary Route 694 (Gala Loop Road), to be accessed by a proposed gravel road, identified on the Real Property Identification Maps of Botetourt County as Section 13, Parcel 2, and Section 20, Parcels 3 and 3A.

Dear Mr. Fraley:

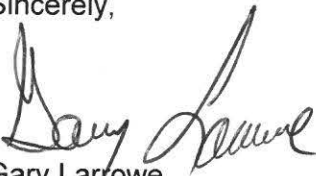
This letter will certify that the Botetourt County Board of Supervisors affirmed the Botetourt County Planning Commission's approval of the above-referenced change of conditions request for a previously-issued Special Exceptions Permit at its regular meeting held on May 26, 2020, with the conditions as attached.

This action was taken after advertisements and public hearings of the Botetourt County Planning Commission and the Botetourt County Board of Supervisors in accordance with requirements of the Botetourt County Zoning Ordinance.

Before conducting any site work, constructing or renovating any structures on this property or demolishing any existing buildings, please secure all necessary building, electrical, plumbing, mechanical, and erosion permits required under the applicable Botetourt County Codes.

If you have any questions regarding this matter, please feel free to contact my office.

Sincerely,



Gary Larrowe
County Administrator

Attachment

cc w/att: Mrs. Nicole Pendleton, Director of Community Development
Mr. Chris Booth, Commissioner of Revenue
Mr. Ray Varney, Residency Engineer, VDoT
Mr. Patrick Gauldin, Erosion & Sediment Control Administrator
Mr. Charlie Johnson, Rocky Forge Wind Energy/Apex Clean Energy

The following conditions are imposed by the Board of Supervisors of Botetourt County as express conditions on the approval of the SEP for a utility scale wind energy system on Botetourt County Tax Map Parcels 13-2, 20-3 and 20-3A (the “Property”). These conditions are binding upon the owner, applicant, and their heirs, assigns, and any other successor or successor in interest (the “Developer”), as if fully set forth in the codified text of the Botetourt County Zoning Ordinance.

1. *Conformance with Concept Plan.* All development on Botetourt County Tax Map Parcels 13-2, 20-3, and 20-3A shall substantially conform to the Rocky Forge Conceptual Plan prepared by Timmons Group and dated October 4, 2019, which is attached hereto and expressly incorporated herein as a condition of approval of this Special Exception Permit. Any substantial deviation from the concept plan, as determined in the sole discretion of the zoning administrator, shall require an amendment to this special exception permit as provided by law. No amendment to the special exception permit will be required for changes to the concept plan for (i) relocation of exact turbine sites (or changes in turbine specifications), provided turbines remain along the ridge line; (ii) relocation of the underground cables to correspond to the locations of the turbines; (iii) non-substantial modifications, as determined by the zoning administrator, to the proposed gravel roads for access provided such entrance locations from the public roads remain along those sections of the Dagger Springs Road immediately adjacent to the Property as may be required by final engineering; (iv) non-substantial relocations, as determined by the zoning administrator, to the substations and operations and maintenance buildings provided they are setback at least 200 feet from the Property line; (v) any deletion of Project roads, or other cleared areas or reduction in the total number of turbine sites; (vi) non-substantial relocation or adding MET towers, as determined by the zoning administrator; and (vii) any other change that does not constitute a substantial deviation from the concept plan, as determined by the zoning administrator.
2. *Total Number of Turbines.* No more than 22 turbines up to 680 feet in height, whether they are in actual operation or not, shall be located on the Property. The final number of turbines will be determined at the time of site plan review, but in no instance shall the number exceed 22 turbines.
3. *Construction Traffic Management Plan & Mitigation Measures.* As part of its final site plan submission, and as a requirement of approval thereof, the Developer shall provide a construction traffic management plan, which shall include, but not necessarily be limited to:
 - a. A construction traffic management plan (CTM) for:
 - i. Traffic control, including lane closures, flagging procedures, directional and informational signage, and designated access points for deliveries and employee access;
 - ii. Designated delivery and parking areas;
 - iii. Designated routes for deliveries of equipment and materials on primary and secondary roads, as well as routes for any railroad deliveries;
 - iv. Dust mitigation plans;

- v. Documentation of all required easements and rights-of-way or other evidence of ownership necessary for construction and operational access to the site;
 - vi. Road monitoring on Dagger Springs Road, Gala Loop Road, and Botetourt Road (Route 220), which shall include cleaning roadways of mud tracked onto the road from construction-related traffic as well as ensuring that any known safety issues be promptly reported to local emergency response crews and law enforcement if necessary.
 - b. **Pre-Construction Road Evaluation:** Prior to or contemporaneous with submission of the site plan, the Developer shall submit to the Virginia Department of Transportation (VDOT) an evaluation of the condition of the road surface and road shoulders for any delivery routes identified in the CTM. The Pre-Construction Road Evaluation shall include and evaluation of planned commercial entrances to be approved by VDOT. The Pre-Construction Road Evaluation shall also include an estimate for the cost of any repairs to public roads or highways that may be caused by construction activities related to the Project. Surety shall be posted for such repairs as hereinafter set forth. The Pre-Construction Road Evaluation must be approved by VDOT prior to or as part of the site plan approval process.
 - c. **Post-Construction Road Evaluation:** After completion of construction, the Developer shall submit a post-construction evaluation of the road surfaces and road shoulders on the delivery routes identified in the CTM. The Post-Construction Road Evaluation shall be submitted to VDOT for approval. The Post-Construction Road Evaluation shall include a plan for repairing any damage caused by the developer and identified therein, and the Developer shall be responsible for causing such identified repairs to be completed within the timeframe set by VDOT.
4. *Hours of Construction.* The hours of construction shall be limited to 7 a.m. to 8 p.m., except when otherwise required by the terms of state or federal permits (to include any requirements by VDOT) or emergency situations. Hours may be extended for purposes of time-sensitive work (i.e. concrete pouring and curing period, erection of turbines during low wind periods) provided that any construction activities resulting in significant noise such as loading or unloading trucks, the use of vehicle warning devices, or the operation of heavy construction equipment at the Property, is conducted a minimum of 500 feet from any residence outside of the Project area. The occurrence and nature of any time-sensitive work or emergency situation shall be reported by telephone, email, or other expeditious method as soon as reasonably practicable, in no case later than 48 hours after the occurrence of such event.
5. *Site Plan & Construction Surety.* The following sureties shall be submitted in the form of a cash escrow, corporate surety bond, or a letter of credit, in an amount satisfactory to the zoning administrator and in a form acceptable to the county attorney:
- a. **Repair Surety.** A surety in the full amount of estimated and approved costs of complying with the Pre-Construction Road Evaluation shall be posted prior to the issuance of any building permit for the Project. Such bond shall be released within

six months following certification of final completion of any such necessary repairs and final inspection and acceptance.

- b. Construction Sureties. The Developer shall post all sureties provided in the Botetourt County Zoning, Subdivision, Stormwater, and Erosion & Sedimentation Control Ordinances as part of site plan submission, and as a requirement of approval thereof.
 - c. Decommissioning Surety. The amount of the decommissioning surety shall be determined as part of the final site plan submission, and as a requirement of approval thereof. The surety shall be posted prior to the issuance of any building permit for the Project. Such amount should be determined in a manner consistent with the process used in the Rocky Forge Wind Farm Decommissioning Costs Analysis, prepared by Garrad Hassan America, Inc. "DNV GL", and dated October 1, 2019, with the updates required by these conditions, and that the Decommissioning Report shall be updated once a final turbine model is selected. Any updates to the Decommissioning Report should include cost breakdowns of man-hours and crane-hours for each stage of decommissioning, as well as costs associated with each. The surety must be in an amount no less than 125% of the total cost estimate and shall be updated every three years. In the event of a default by the Developer on its decommissioning obligations as provided by law, or upon the Developer's bankruptcy, insolvency, receivership, or inability to obtain a satisfactory substitute surety upon the expiration of each three-year cycle, the zoning administrator may draw on the surety up to the full amount thereof. Following decommissioning, the zoning administrator will refunding in excess of the draw over and above for the actual cost of decommissioning plus an administrative fee of 10% of the cost of the decommissioning, and such remaining sum will be returned to the project owner after the process is completed at the sole discretion of the zoning administrator. In the event the cost exceeds the amount subject to draw under the surety, the Developer shall be liable for any deficiency.
6. *Emergency Response Plan.* As part of its final site plan submission, and as a requirement of approval thereof, the Developer shall submit a written plan for emergency response and coordination with local anticipated first responders, to include, at a minimum, the Botetourt County Department of Fire & EMS. If, in the sole discretion of the Botetourt County Chief of Fire & EMS, special training will be necessary for first responders due to the unique or unusual nature of the Project, such training shall be conducted and at the Developer's expense. The Plan shall include, at a minimum, response procedures including 24-hour points of contact, and identify points of access for emergency vehicles. The Emergency Response Plan shall be subject to review by the Botetourt County Chief of Fire & EMS, and his approval shall be a precondition to approval of the site plan. The training expenses provided by the Developer shall not exceed the amount that the County otherwise reasonably would expend pursuant to the public procurement process.
7. *Operations and Maintenance Plan.* As part of its final site plan submission, and as a precondition of approval thereof, the Developer shall submit an operation and maintenance plan based on the warranties and specifications of the various equipment used for the turbine operations. The operations and maintenance plan shall substantially conform to the

concept plan titled Rocky Forge Conceptual Plan, prepared by Timmons Group and dated October 4, 2019, which is attached hereto and expressly incorporated herein as a condition of approval of this Special Exception Permit. The operations and maintenance plan shall be updated prior to commercial operation and the following information shall be made available to the County Building Official or his or her designee for the purpose of ensuring compliance with such plan. The plan shall include, but not necessarily be limited to:

- a. Construction and commissioning information as is reasonably available for quality assurance and quality control.
- b. Confirmation of turbine manufacturer maintenance warranty periods and recommended operation and maintenance intervals.
- c. Periods of all scheduled maintenance and a general list of included activities.
- d. Inventories, for parts onsite.
- e. Methods of data collection and record keeping for on-site activities.
- f. Plan for end of warranty activities including any inspections and condition reports.
- g. An operations and maintenance contracting plan to address the period beyond the initial one to three year operations and maintenance scope.
- h. How replacement and disposal costs are covered for components that reach “end of life” prior to the end of the turbine’s life.

In the event of a change in any of the information provided, the Developer shall file an updated Operations & Maintenance plan.

8. *Sound.* The Developer shall submit a post-construction sound model, including actual test data, to demonstrate that with final wind turbine siting, when all turbines have been constructed and are commercially operational, sound levels will not exceed 60 dB(A) at the Project boundaries, except during short-term exceptional circumstances, such as severe weather. The post-construction model should include a map of sound level contours that present the sound level emissions at exterior locations including the Project boundaries as well as sound level results at the nearest residential buildings. The contours shall demonstrate that the sound levels do not exceed 60 dB(A) at the Project Boundary.
9. *Flicker Model.* Prior to or contemporaneous with submission of its site plan, and as a precondition of approval thereof, the Developer shall submit an updated shadow flicker model to demonstrate that with final wind turbine siting, shadow flicker at Receptors 1, 2, and 3, as identified in the shadow flicker study titled Shadow Flicker and Sound Analysis, Rocky Forge, Virginia, prepared by ArcVera Renewables and dated October 25, 2019 will remain below the threshold of 30 minutes per day on any day and 30 hours in total annually.
10. *Permit-by-Rule Process.* Prior to submission of a site plan, and as a condition of approval thereof, the Developer shall pursue and obtain a permit from the Virginia Department of

Environmental Quality (DEQ) through the Permit by Rule process, set forth in Va. Code §§ 10.1-1197.5 *et seq.*, as amended. The Developer shall submit to the zoning administrator all final DEQ applications, public and agency comments, and the final permit text. The final permit text shall be submitted to the zoning administrator by certified mail not later than seven days following its issuance. All conditions of such permit are expressly made a part of this special exception permit, and are condition hereof as if fully set forth herein.

11. *Vegetation Restoration Plan.* Prior to or contemporaneous with submission of its site plan, and as a precondition of approval thereof, the Developer shall provide a vegetation restoration plan that identifies the areas to be restored, methods of restoration, species to be planted, and a monitoring plan to ensure the successful establishment of vegetation. Native vegetation will be used for post-construction and post-decommissioning site restoration; no plants listed as invasive by the Virginia Department of Conservation and Recreation will be used for site restoration.
12. *Stormwater Management and Erosion & Sedimentation Control.* The Developer shall comply with all provisions of state law and the Botetourt County Code relating to stormwater and erosion and sedimentation control.
13. *Decommissioning Plan.* As part of its final site plan submission, and as a precondition of approval thereof, the Developer shall submit a detailed decommissioning plan, satisfactory to the Zoning Administrator, which shall substantially conform to the general decommissioning plan titled Rocky Forge Wind Farm Decommissioning Costs Analysis, prepared by Garrad Hassan America, Inc. "DNV GL", and dated October 1, 2019. The Decommissioning Report shall be updated once a final turbine model is selected. Any updates to the Decommissioning Report must include cost breakdowns of man-hours and crane-hours for each stage of decommissioning, as well as costs associated with each. Crane costs shall be derived from sources within the crane industry. Such plan shall contain, at a minimum:
 - a. Procedures and processes for:
 - i. Removal of the wind turbines, cabling, electrical components, and associated facilities to four feet below grade and decompaction of soils to a depth of four feet.
 - ii. The plan and related cost estimate must include consideration for transporting waste to a specific facility within the region that does not include the Botetourt County landfill.
 - iii. How waste generated by decommissioning activities, including sawdust or other by-products of cutting turbine blades into more transportable sizes, will be addressed in a way that minimizes potential impacts to the project site.
 - iv. Salvaging topsoil and natural debris for post-construction site restoration.

- v. Removal of turbine foundation pedestals and concrete transformer pads removed to a depth of four feet. The remainder of the spread footing may remain in place.
 - vi. Disassembling the Project's substation and components, which shall not include any facilities that may be maintained or needed by the owner/operator of the electric transmission facilities.
 - vii. Reuse, salvage, or proper off-site disposal of the various components of the system.
 - viii. Regrading to preconstruction conditions and drainage patterns subject to relief from such requirement if such regrading would create a greater environmental impact than leaving the grade unchanged.
 - ix. Replacing soil and organic material.
 - x. Replanting and erosion control measures meeting or exceeding the requirements of the Botetourt County Stormwater and Erosion & Sedimentation Control ordinances, as amended.
- b. A schedule for decommissioning and restoration of site, including triggering events. The landowner may, upon request to and approval of the zoning administrator, retain or maintain any post-construction elements that are otherwise in conformance with the Botetourt County Code, such as landscaping, grading, roads, crossings, or structures after decommissioning.
 - c. In addition to any other decommissioning requirements set forth in this Condition, if one or more wind turbines is permanently taken out of service or is inoperable for 12 consecutive months, the turbine tower, rotors, and transformers shall be removed unless consent is granted by the zoning administrator for a longer time period. The below ground or ground-level structures (e.g., electrical collection cables and junction boxes) may remain in place until the Project is fully decommissioned.

14. *Maintenance and Reporting.* Developer shall operate the Project in accordance with the detailed Operations & Maintenance Plan. Once a year, no later than July 1 of each calendar year, the Developer shall submit to the zoning administrator a report that outlines the status of the Project. The Report shall include current contact information for a 24-hour, seven-day-a-week person the public may contact with inquiries and complaints as set forth in the condition related to mitigation, below.

If any change occurs in the ownership of the Project, the Developer shall provide notice to the zoning administrator within 10 days thereafter and update the information for the Project contact.

If the Developer receives a notice of violation, is served with legal process, or otherwise receives notice of commencement of any investigation by any state or federal regulatory agency for any actual or alleged violation of laws relating to the operation of the Project, the Developer shall notify the zoning administrator promptly in writing, in no case later than 14 days after the Developer receives actual notice of such event.

15. *Mitigation.* The Project contact shall investigate, in coordination with the zoning administrator, any complaint relating to:
 - a. Sound or noise;
 - b. Signal interference to any television, radio, or other communication device;
 - c. Shadow flicker; or
 - d. Construction or operations.
 - e. If, after receiving the Project contact's response to such complaint, the zoning administrator determines the complaint is founded and as such, constitutes a violation of the conditions of this Special Exception Permit, or the zoning ordinance, the Developer shall remedy any such nonconformity within a reasonable period of time as determined by the zoning administrator.
16. *Compliance with Laws.* The construction, maintenance, and operation of the Project shall comply with all provisions of federal, state, and local law.
17. *Remedies.*
 - a. Notice of Violation. If the zoning administrator determines that any provision of this special exception has been violated, the zoning administrator may issue a notice of violation which shall specify therein a reasonable period of time during which to remedy such violation. If the violation remains unremedied at the expiration of such time, the zoning administrator may pursue all remedies available under law, including criminal, civil, and injunctive relief.
 - b. Revocation. Upon notice of public hearing as set forth in Va. Code §15.2-2204, for any violation or reasonably apprehended violation of this special exception permit or any other provision of law, the Board of Supervisors may revoke this special exception permit.
18. *Period of Validity.* In accordance with Sec. 25-446(o)(8), the October 31, 2019 application for a change in conditions represents a new special exception permit request with the period of validity beginning from the date of approval of this request for a change in conditions to the approval of the SEP granted January 26, 2016. These conditions supersede and replace all conditions required as a condition of the previous approval.
 - a. The granting of this special exception permit shall expire if:
 - i. A site plan is not approved by the office of Community Development within 12 months from the date that this special exception permit was granted by the Board of Supervisors; or

- b. No building permit is obtained and the erection of alteration of a structure is not started and diligently pursued within five years from the date that this special exception permit was granted by the Board of Supervisors;

NOTES:

1. DEVELOPMENT AREAS SHOWN HEREON ARE PORTIONS OF BOTETOURT COUNTY TAX MAP PARCELS 13-2 AND 20-3, BOTH IN THE NAME OF FRALEY FAMILY RESTATED IRREVOCABLE DYNASTY TRUST AGREEMENT PER INSTRUMENT NUMBERS 0308958 & 0305907, RESPECTIVELY, AND THE TAX MAP PARCEL 20-3A IN THE NAME JERRY L FRALEY PER INSTRUMENT 190002024 RECORDED AMONG THE LAND RECORDS OF BOTETOURT COUNTY, VIRGINIA. AREAS ARE SUBJECT TO LEASE AGREEMENTS CONTROLLED BY APEX CLEAN ENERGY, INC.

2. PARCEL ACREAGE :
 TMP 13-2 = 5,092.14 AC (±)
 TMP 20-3 = 1,655.90 AC (±)
 TMP 20-3A = 7.096 AC (±)

3. PARCELS 13-2, 20-3A AND 20-3 ARE NOW OR FORMERLY ZONED 'FC' FOREST CONSERVATION PER BOTETOURT COUNTY GIS DATA.

4. BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY TIMMONS GROUP. BOUNDARY PLAT ENTITLED 'BOUNDARY SURVEY OF 2 PARCELS OF LAND TOTALING 6,755.136 ± ACRES AND LYING NORTH OF ROUTE 622 AND ROUTE 612 IN BOTETOURT COUNTY, VIRGINIA' SHALL BE PROVIDED SEPARATE FROM THIS PLAN.

5. BASIS OF HORIZONTAL DATUM IS NAD 83 (NA 2011), SPCS VA SOUTH.

6. ALL TURBINES SHOWN ARE WITHIN REQUIRED SET-BACKS; PROPOSED TURBINE HEIGHTS = 680'. SUBSEQUENT SET-BACK = 748'.

7. GENERALLY, TREES LOCATED WITHIN THE SITE AREA(S) CONSIST PREDOMINANTLY OF CHESTNUT OAKS WITH AN AVERAGE HEIGHT OF 45'.

8. NO NON-PARTICIPATING HOUSES LOCATED WITHIN 4,000' OF PROPOSED TURBINES.

9. EXCAVATION AND FILL AREAS ARE IMPLIED BY 'LIMITS OF CLEARING & GRADING' DELINEATIONS DEPICTED ON PLAN SHEETS.

10. GROUND EQUIPMENT, ELECTRICAL STORAGE & CABLING, COLLECTION & SUPPLY EQUIPMENT, TRANSFORMERS, ANCILLARY EQUIPMENT, AND OTHER PROPOSED ELECTRICAL STRUCTURES WILL BE LOCATED WITHIN THE PROPOSED LIMITS OF CONSTRUCTION SHOWN HEREON.

11. NO WATER OR SEWER PROPOSED.

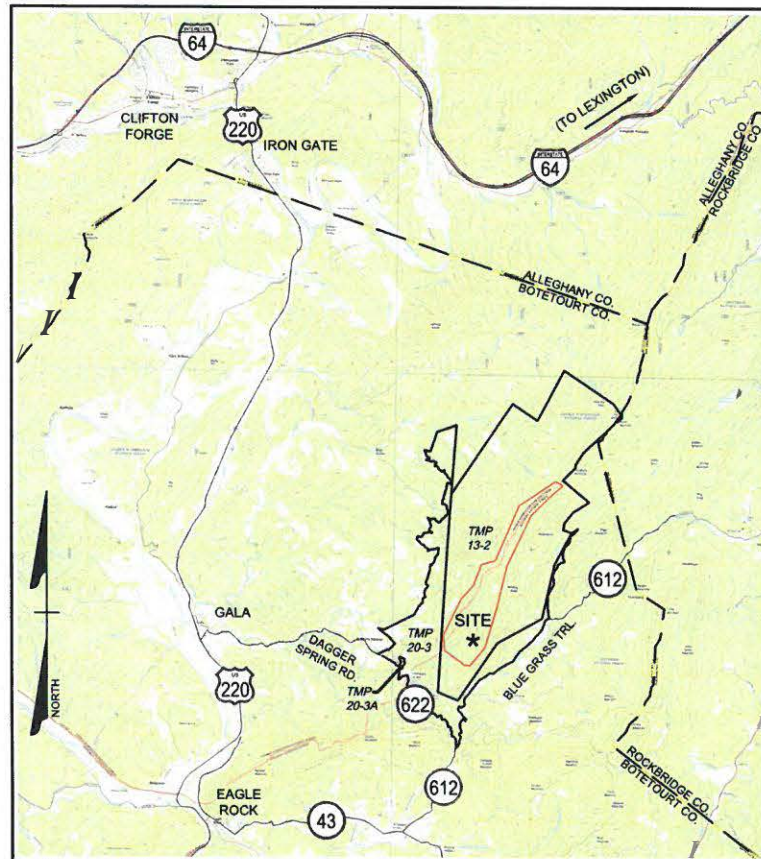
12. OPERATIONS AND MAINTENANCE (O&M) SITES SHALL REQUIRE APPROXIMATELY 5 ACRES OF AREA AND ACCOMMODATE A BUILDING STRUCTURE (TYPICALLY UP TO) 100' x 65' WITH OFFICE AND GARAGE SPACES. PARKING AREA(S) WILL BE INCLUDED WITHIN THE 5 ACRE SITE.

13. A BATCH PLANT SITE OF APPROXIMATELY 3-5 ACRES SHALL BE PART OF THIS PLAN AND INCLUDED WITHIN THE OUTLINED LAY-DOWN AREA PROVISION, TOTALING UP TO 15 ACRES IN SIZE.

14. A ROCK CRUSHER (WITH A FOOTPRINT OF UP TO 20' x 50') AND ANCILLARY EQUIPMENT WILL BE PLACED ON THE PROJECT SITE DURING CONSTRUCTION FOR USE OF ON-SITE RESOURCES RELEVANT TO ACCESS ROAD CONSTRUCTION.

ROCKY FORGE CONCEPTUAL PLAN

OCTOBER 04, 2019
BOTETOURT COUNTY, VIRGINIA



VICINITY MAP

SCALE: 1" = 10,560'



APPLICANT AND DEVELOPER:
ROCKY FORGE WIND, LLC

SHEET INDEX	
SHEET NO.	SHEET TITLE
G0.0	COVER
C1.00	SITE BOUNDARY & SETBACK EXHIBIT
C1.01	TURBINE SECTION
C2.00	SITE LAYOUT PLAN KEY / OVERVIEW
C2.01*	SITE LAYOUT (VIEW)
C2.02*	SITE LAYOUT (VIEW)
C2.03*	SITE LAYOUT (VIEW)
C2.04*	SITE LAYOUT (VIEW)
C2.05*	SITE LAYOUT (VIEW)
C2.06*	SITE LAYOUT (VIEW)
C2.07*	SITE LAYOUT (VIEW)
C2.08*	SITE LAYOUT (VIEW)
C2.09*	SITE LAYOUT (VIEW)
C2.10*	SITE LAYOUT (VIEW)
C3.00	OVERALL SITE ACCESS / TRANSPORTATION PLAN
C3.01	FLOOD AREA INFORMATION - EXHIBIT
APPENDIX 1-7	APPENDIX SH. 1-7 SOIL MAPPING (SOURCE: USDA)

* EACH VIEW SHEET (2.01-2.10) FOLLOWED BY SUPPLEMENTAL VIEW (A) WITH AERIAL IMAGERY OVERLAY (NO CONTIGUOUS)

26 TOTAL SHEETS

THIS DRAWING PREPARED AT THE
STATION OFFICE
2815 S. SHILOH RD.
SHILOH, VIRGINIA 24461

DATE
2019-10-04

DRAWN BY
JCM

DESIGNED BY
JCM - MGE

CHECKED BY
REN - DJJ

SCALE
AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS

DATE
2019-10-04

DRAWN BY
JCM

DESIGNED BY
JCM - MGE

CHECKED BY
REN - DJJ

SCALE
AS SHOWN

REVISION DESCRIPTION

DATE

BY

DESCRIPTION

TIMMONS GROUP

ROCKY FORGE CONCEPTUAL PLAN

PINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA

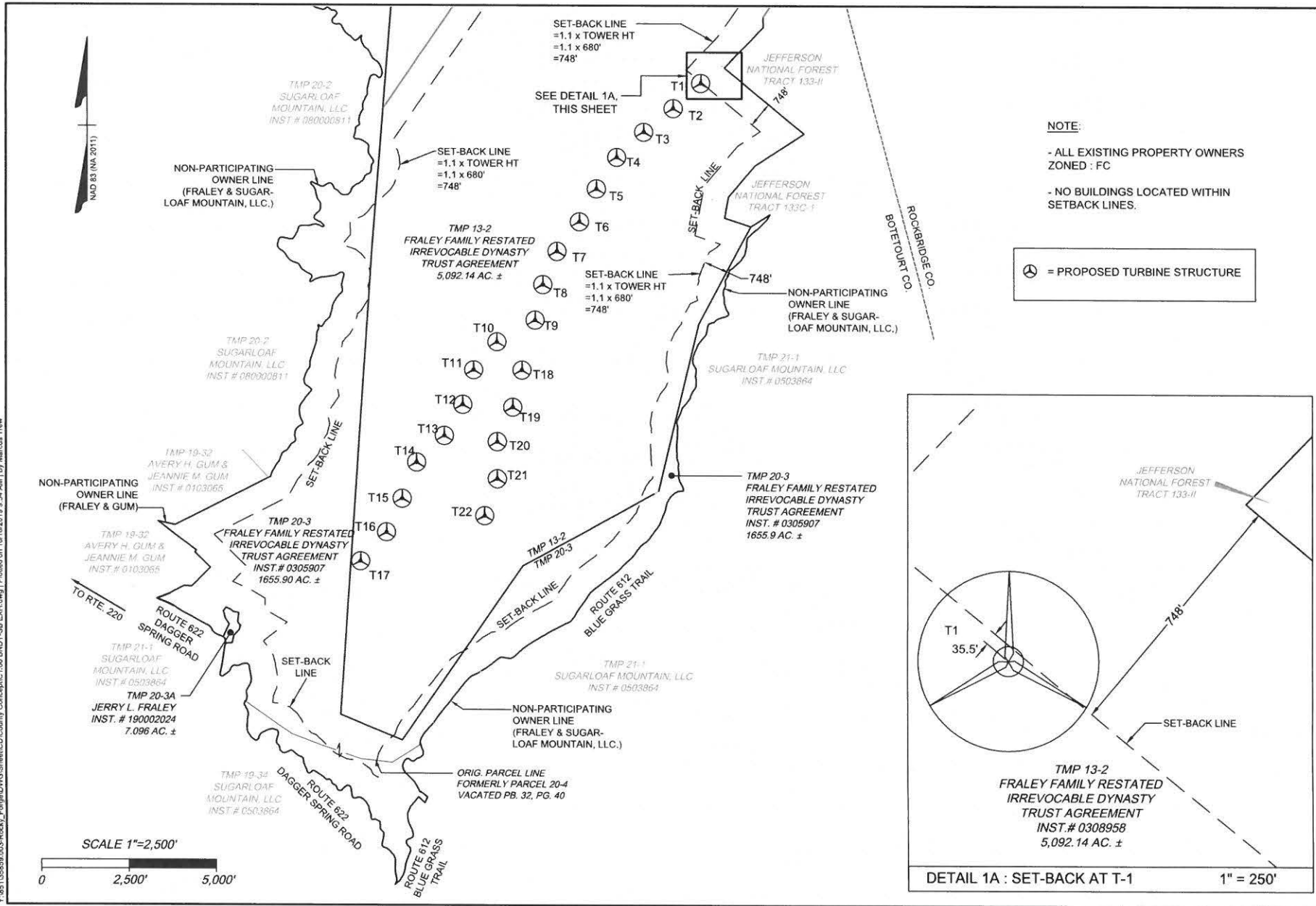
COVER

JOB NO.
35859.003

SHEET NO.
C0.00

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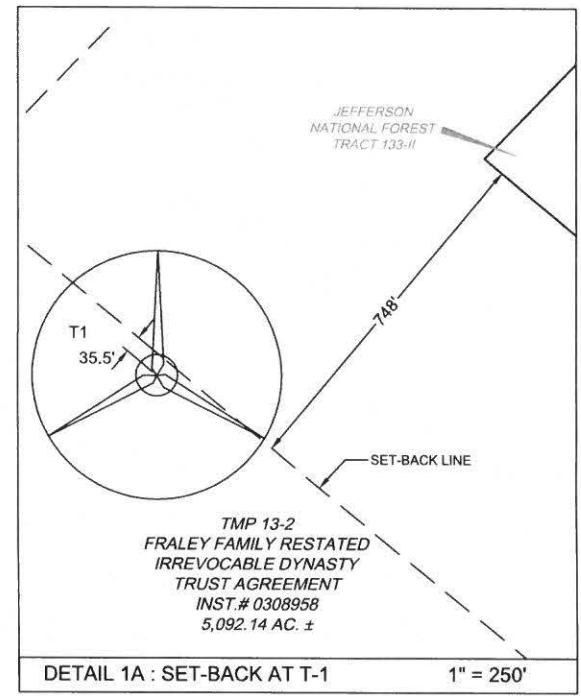
Y:\851\35859.003-Rocky_Forge\DWG\Sheet\CD\County Concept\1.08 BNDY-SB EXH.dwg [Plotted on 10/18/2019 9:54 AM] by Marissa Trev



NOTE:

- ALL EXISTING PROPERTY OWNERS
ZONED : FC
- NO BUILDINGS LOCATED WITHIN
SETBACK LINES.

⊗ = PROPOSED TURBINE STRUCTURE



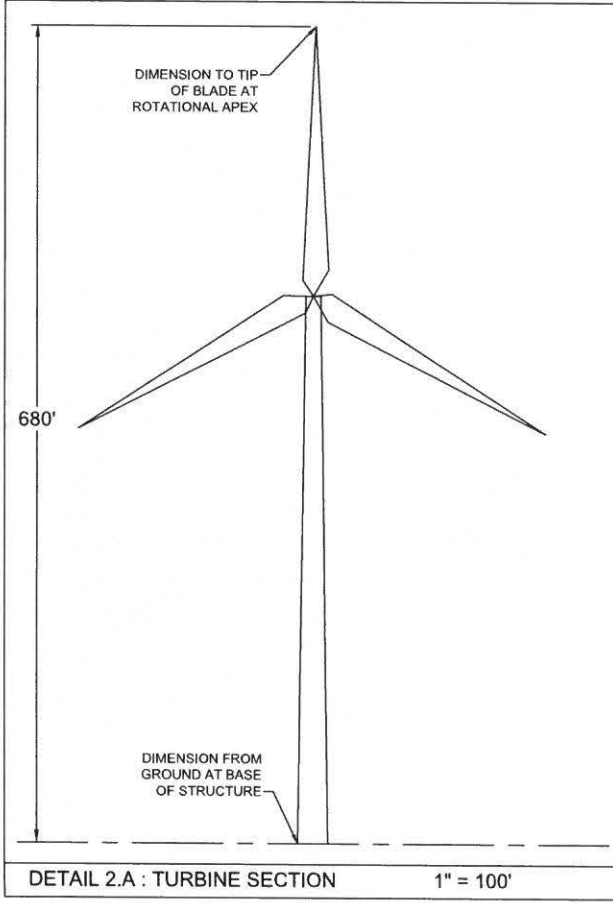
TIMMONS GROUP

ROCKY FORGE CONCEPTUAL PLAN
PINCASTE DISTRICT - BOYD/COUNTY - VIRGINIA
SITE BOUNDARY & SET-BACK EXHIBIT

REVISION DESCRIPTION	
DATE	2019-10-04
DRAWN BY	JCM
DESIGNED BY	JCM - MGE
CHECKED BY	REN - DJJ
SCALE	AS SHOWN

THIS DRAWING PREPARED AT THE STATION OFFICE 815 S. MAIN ST., SUITE 200 Staunton, Virginia 24401
YOUR VISION ACHIEVED THROUGH OURS

JOB NO.
35859.003
SHEET NO.
C1.00



TIMMONS GROUP 

ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA
TURBINE SECTION

JOB NO. 35859.003
SHEET NO. C1.01

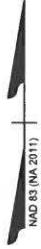
THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
2815 N. Augusta Street, Suite C
Staunton, Virginia 24401

YOUR VISION ACHIEVED THROUGH OURS.

DATE					
DATE	2019-10-04				
DRAWN BY	JCM				
DESIGNED BY	JCM - MGE				
CHECKED BY	REN - DJJ				
SCALE	AS SHOWN				

REVISION DESCRIPTION
1. Initial release

Y:\MS\135859.003-Rocky_Forge\DWG\Sheet\CD\County Concept\C2\series SITE PLAN.dwg [Plotted on 10/10/2019 9:12 AM] by Leo Martinez



LEGEND

- PROPOSED TURBINE STRUCTURE
- UGE PROPOSED UNDERGROUND COLLECTION LINE (SHOWN ON SUBSEQUENT SHEETS)

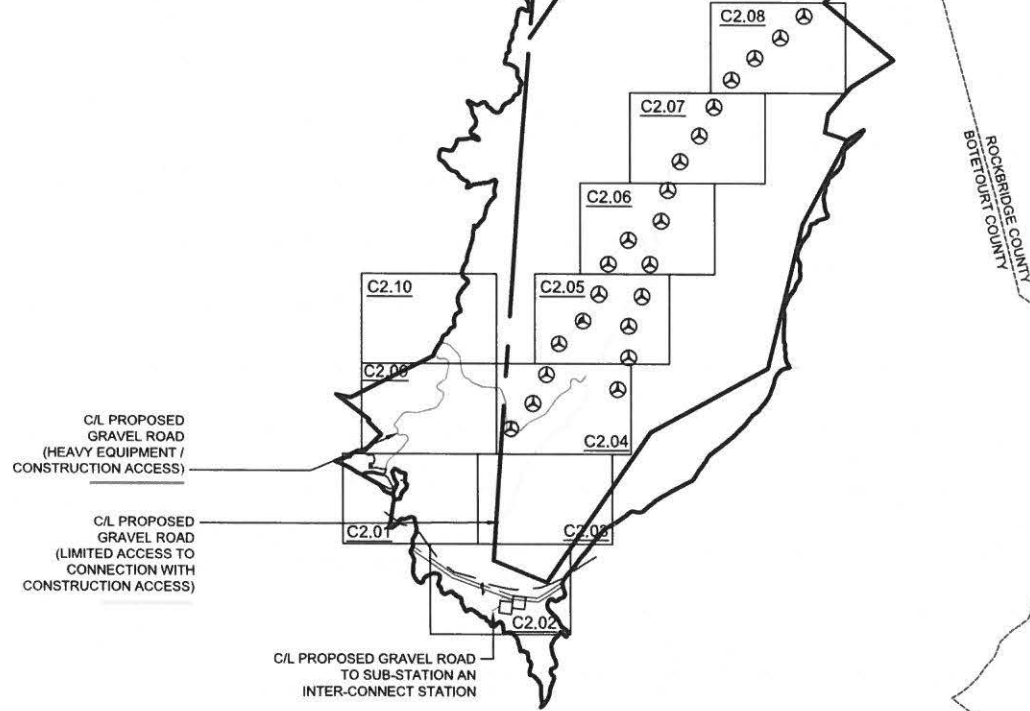
CONTOUR INTERVAL = 10'
FOR RELEVANT OVERLAYS

- C/L PROPOSED GRAVEL ROAD (HEAVY EQUIPMENT / CONSTRUCTION ACCESS)
- C/L PROPOSED GRAVEL ROAD (LIMITED ACCESS TO CONNECTION WITH CONSTRUCTION ACCESS)

C/L PROPOSED GRAVEL ROAD TO SUB-STATION AN INTER-CONNECT STATION

SCALE 1"=4,000'

0 4,000' 8,000'



TIMMONS GROUP

ROCKY FORGE CONCEPTUAL PLAN
PINECASTLE DISTRICT - BOTLETOUR COUNTY - VIRGINIA
SITE LAYOUT PLAN KEY / OVERVIEW

JOB NO.
35859.003
SHEET NO.
C2.00

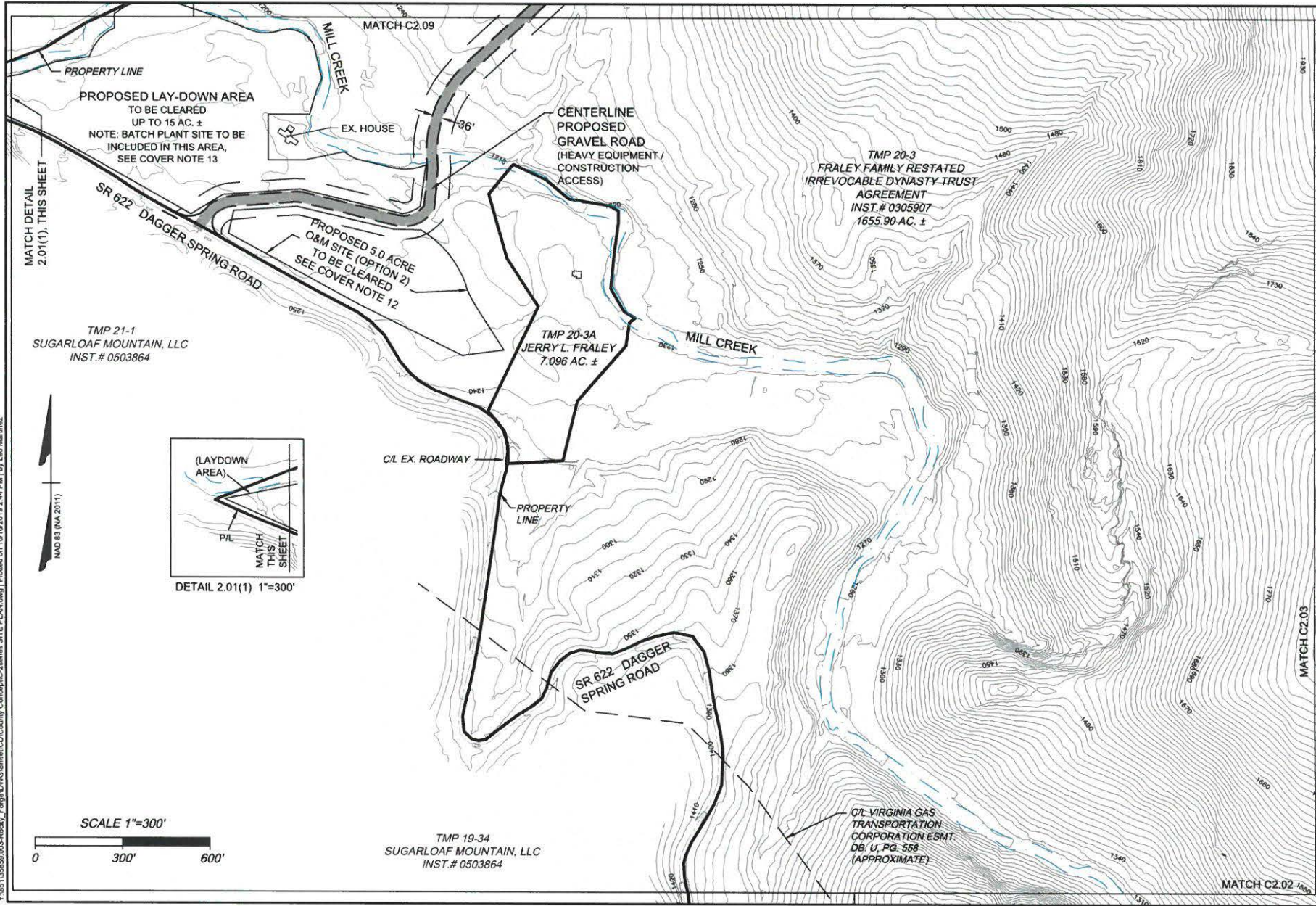
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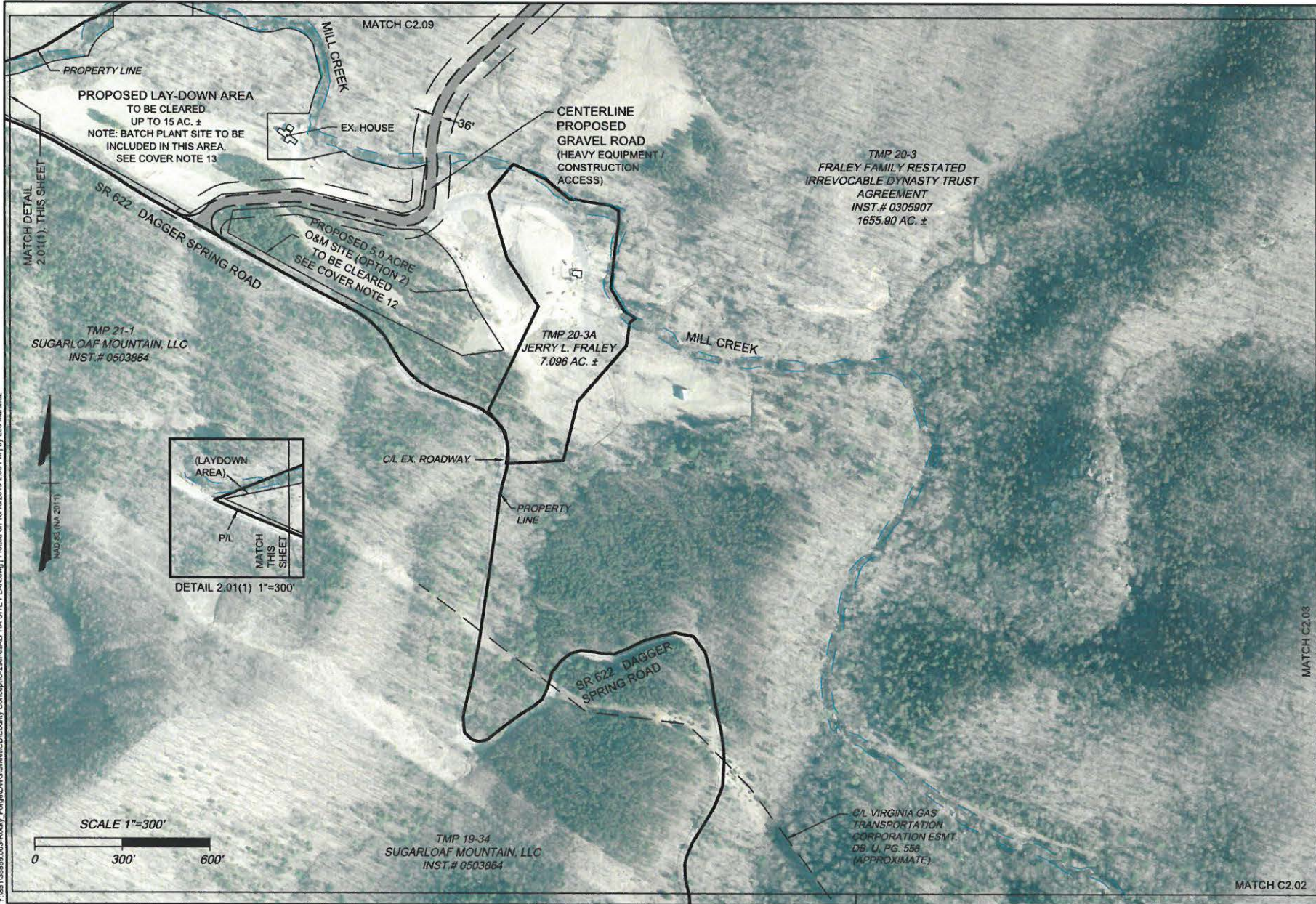
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ROCKY FORGE CONCEPTUAL PLAN PINCASTLE DISTRICT - BOYECOURT COUNTY - VIRGINIA SITE LAYOUT

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ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - BOYD/COURT COUNTY - VIRGINIA
SITE LAYOUT

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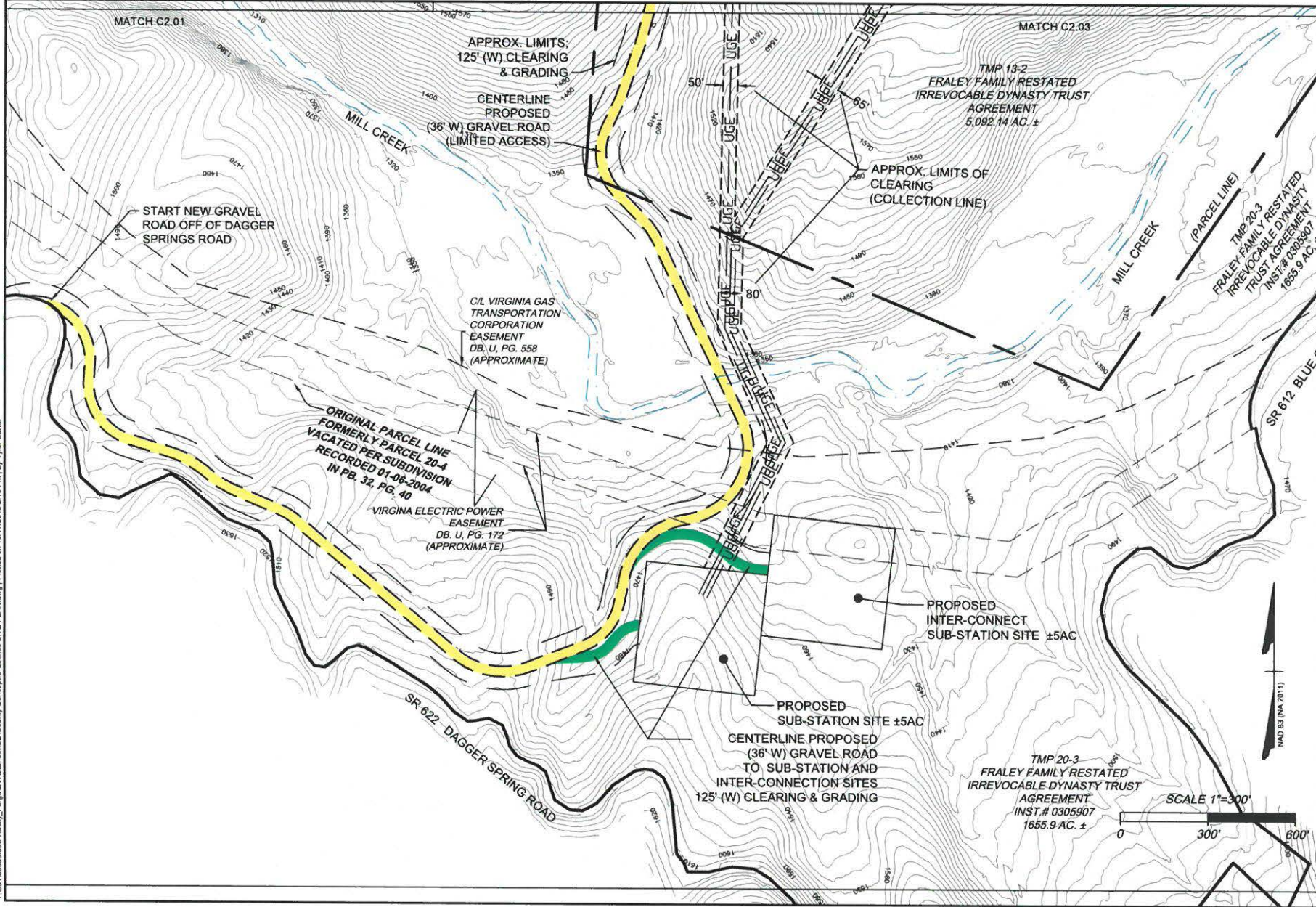
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ROCKY FORGE CONCEPTUAL PLAN
PINCASIE DISTRICT - BOYD COUNTY - VIRGINIA

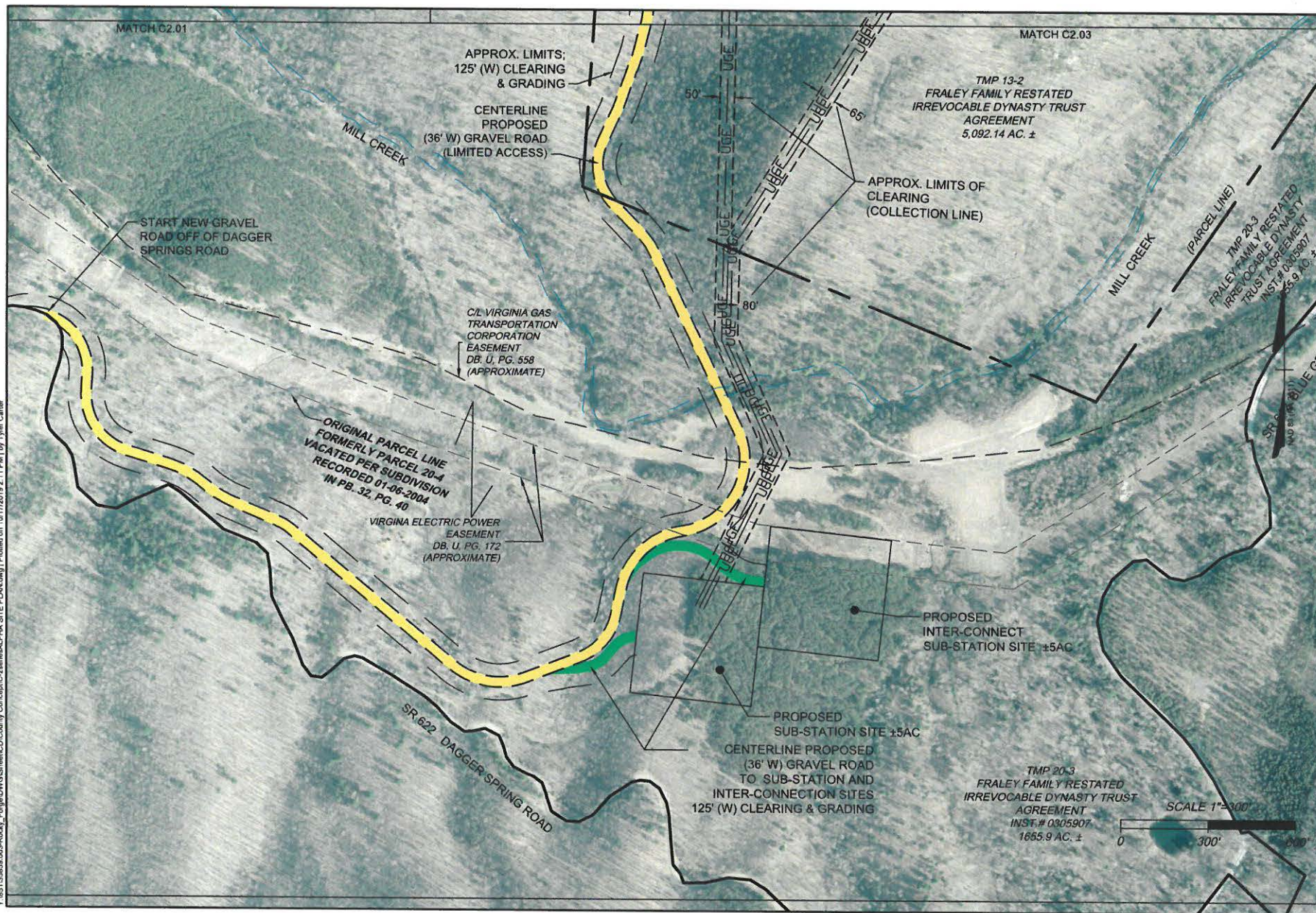
SITE LAYOUT

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ROCKY FORGE CONCEPTUAL PLAN

FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA

SITE LAYOUT

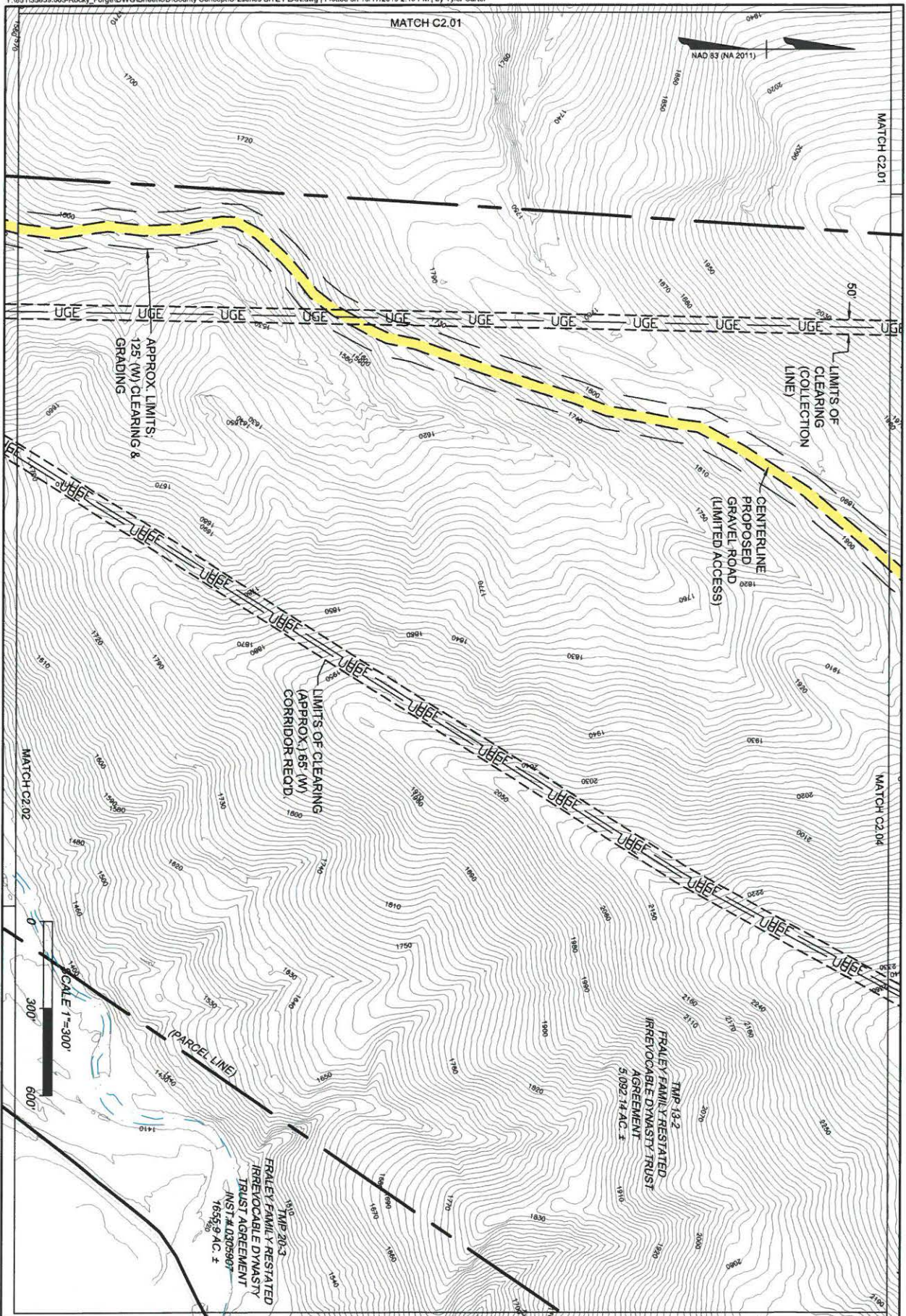
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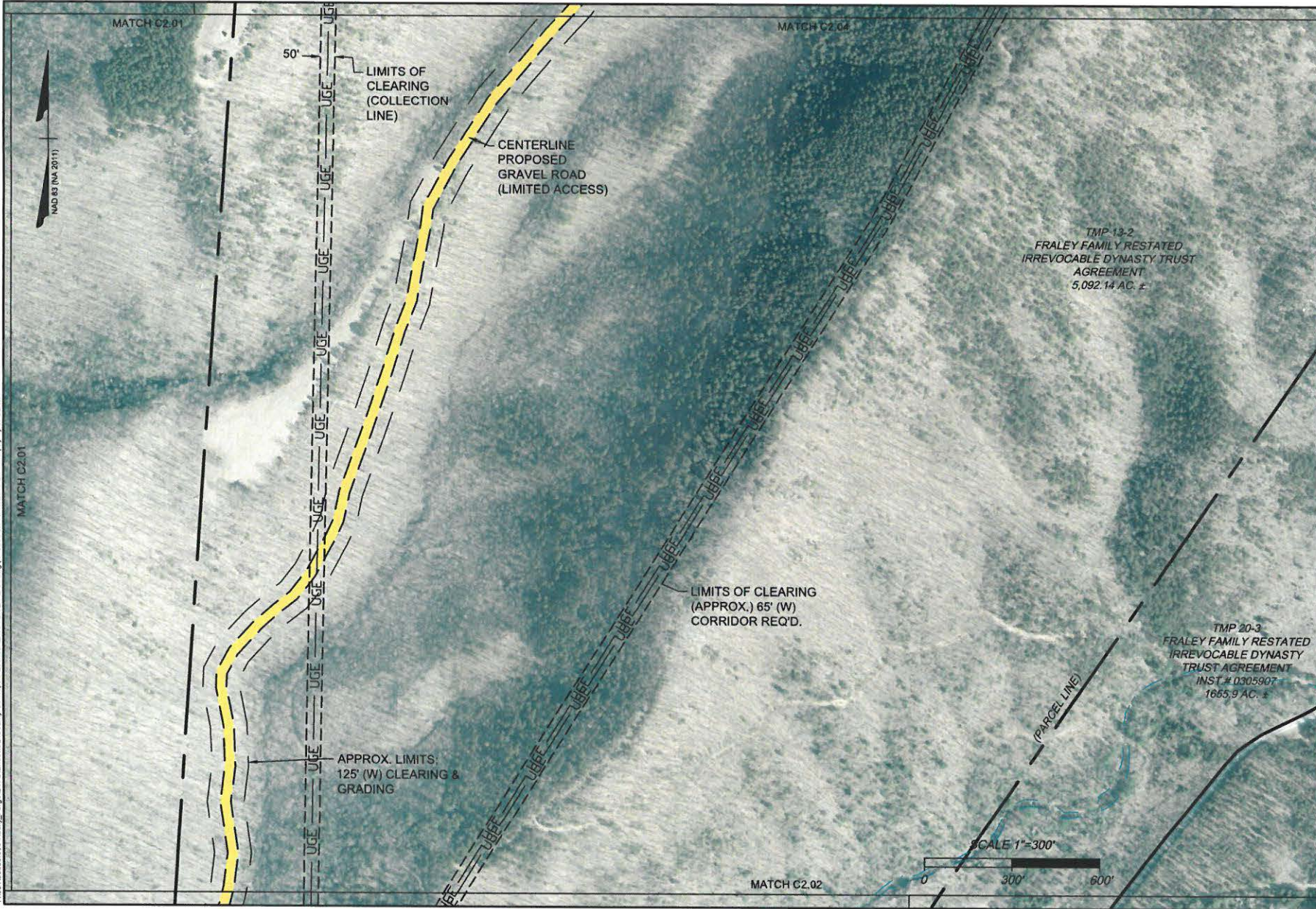
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ROCKY FORGE CONCEPTUAL PLAN				DATE		REVISION DESCRIPTION	
FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA				2019-10-04			
SITE LAYOUT				JCM			
35859.003				JCM			
C2.03							

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ROCKY FORGE CONCEPTUAL PLAN

PINCASTLE DISTRICT - BOYD/COURT COUNTY - VIRGINIA

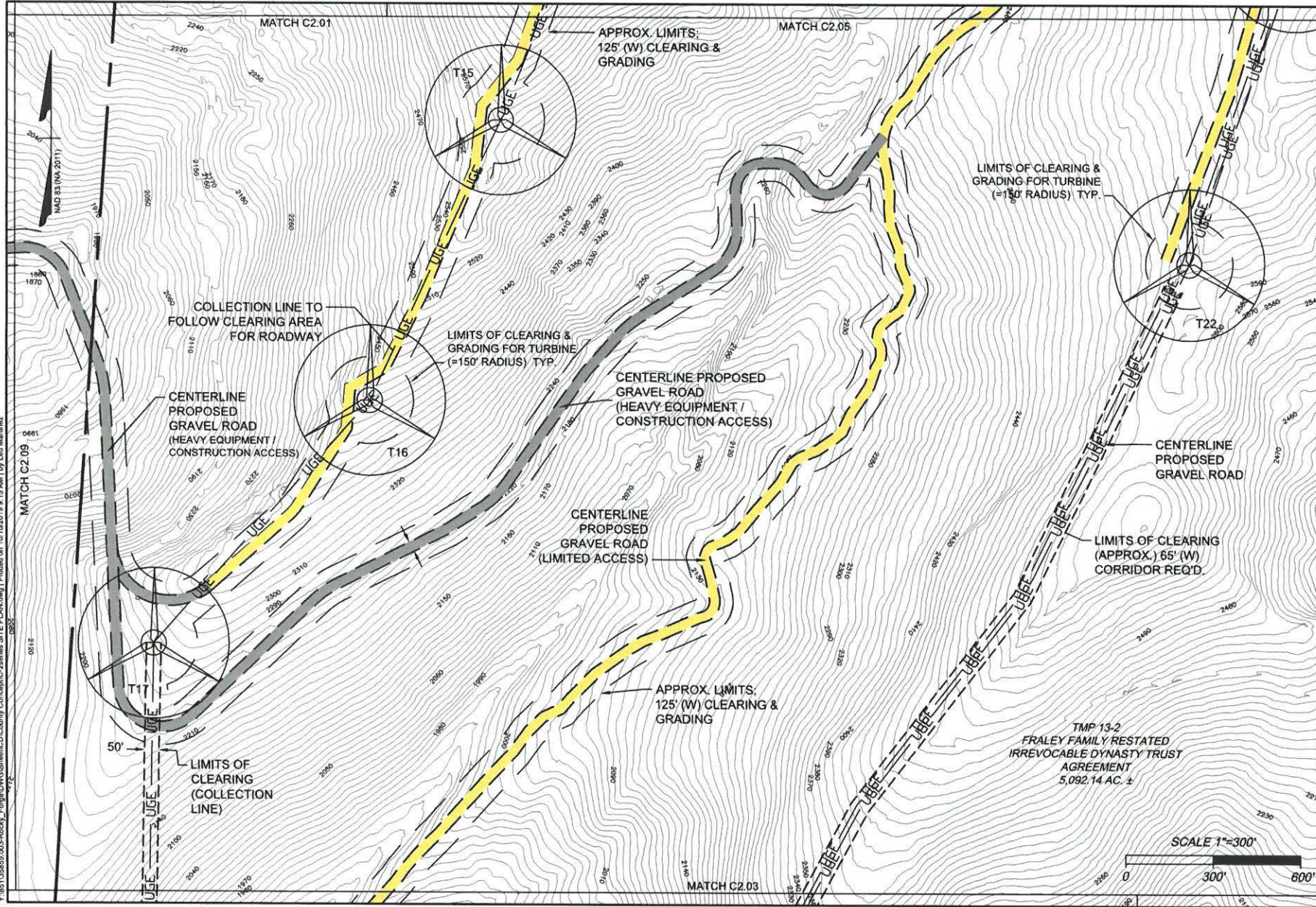
SITE LAYOUT

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ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - BOYD/COURT COUNTY - VIRGINIA
SITE LAYOUT

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ROCKY FORGE CONCEPTUAL PLAN

PRINCETON DISTRICT - BOYD COUNTY - VIRGINIA

SITE LAYOUT

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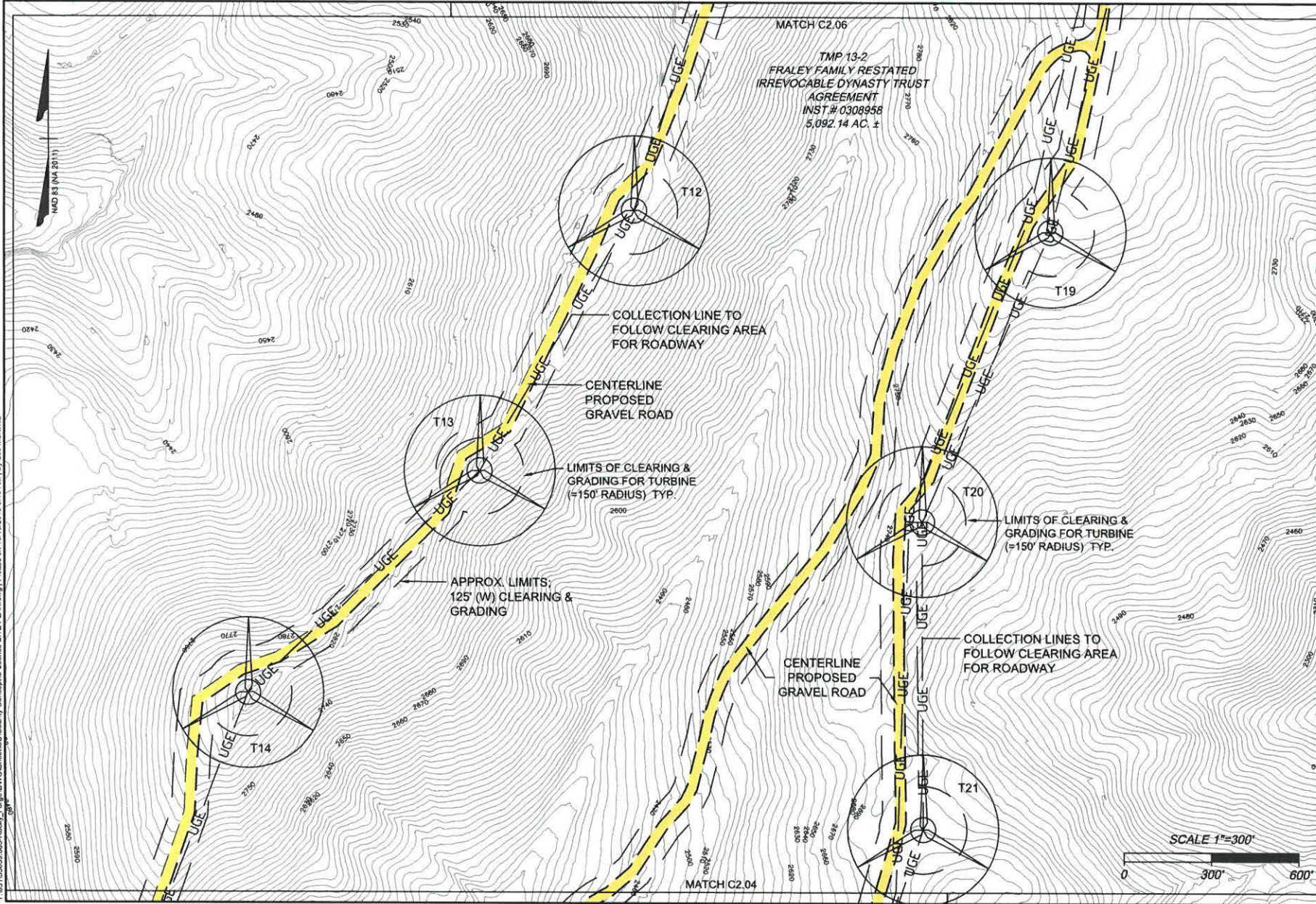
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ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - SOFETOURT COUNTY - VIRGINIA
SITE LAYOUT

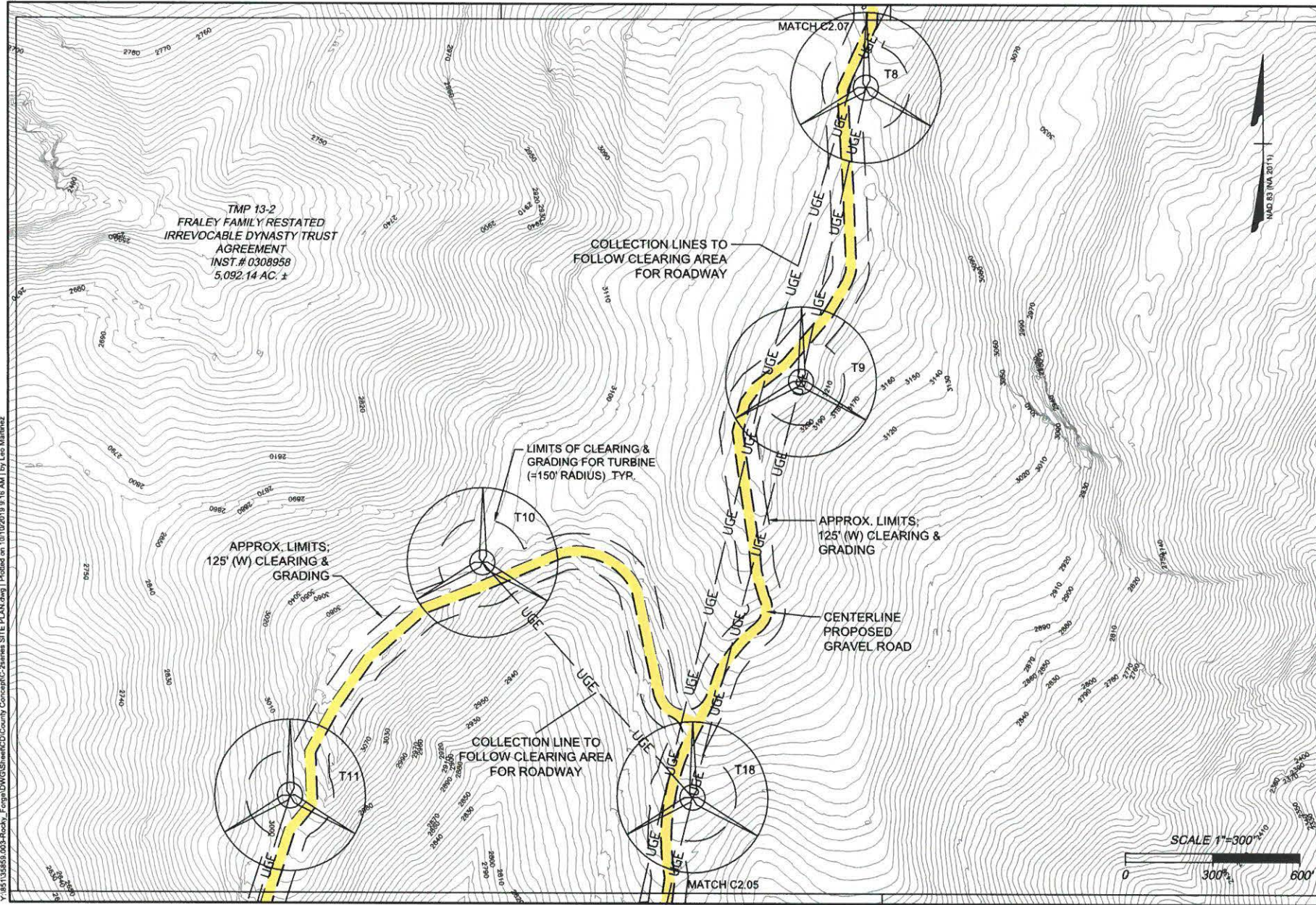
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ROCKY FORGE CONCEPTUAL PLAN
PINCASTE DISTRICT - BOYOTOURT COUNTY - VIRGINIA

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C2.06

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TMP 13-2
FRALEY FAMILY RESTATED
IRREVOCABLE DYNASTY TRUST
AGREEMENT
INST.# 0308958
5,092.14 AC ±

COLLECTION LINES TO
FOLLOW CLEARING AREA
FOR ROADWAY

LIMITS OF CLEARING &
GRADING FOR TURBINE
(=150' RADIUS) TYP.

APPROX. LIMITS:
125' (W) CLEARING &
GRADING

APPROX. LIMITS:
125' (W) CLEARING &
GRADING

CENTERLINE
PROPOSED
GRAVEL ROAD

COLLECTION LINE TO
FOLLOW CLEARING AREA
FOR ROADWAY

MATCH C2.07

T8

T9

T10

T11

T18

MATCH C2.05

NAD 83 (NA 2011)

SCALE 1"=300'

0 300' 600'

TIMMONS GROUP

ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - BOYDETOUT COUNTY - VIRGINIA

SITE LAYOUT

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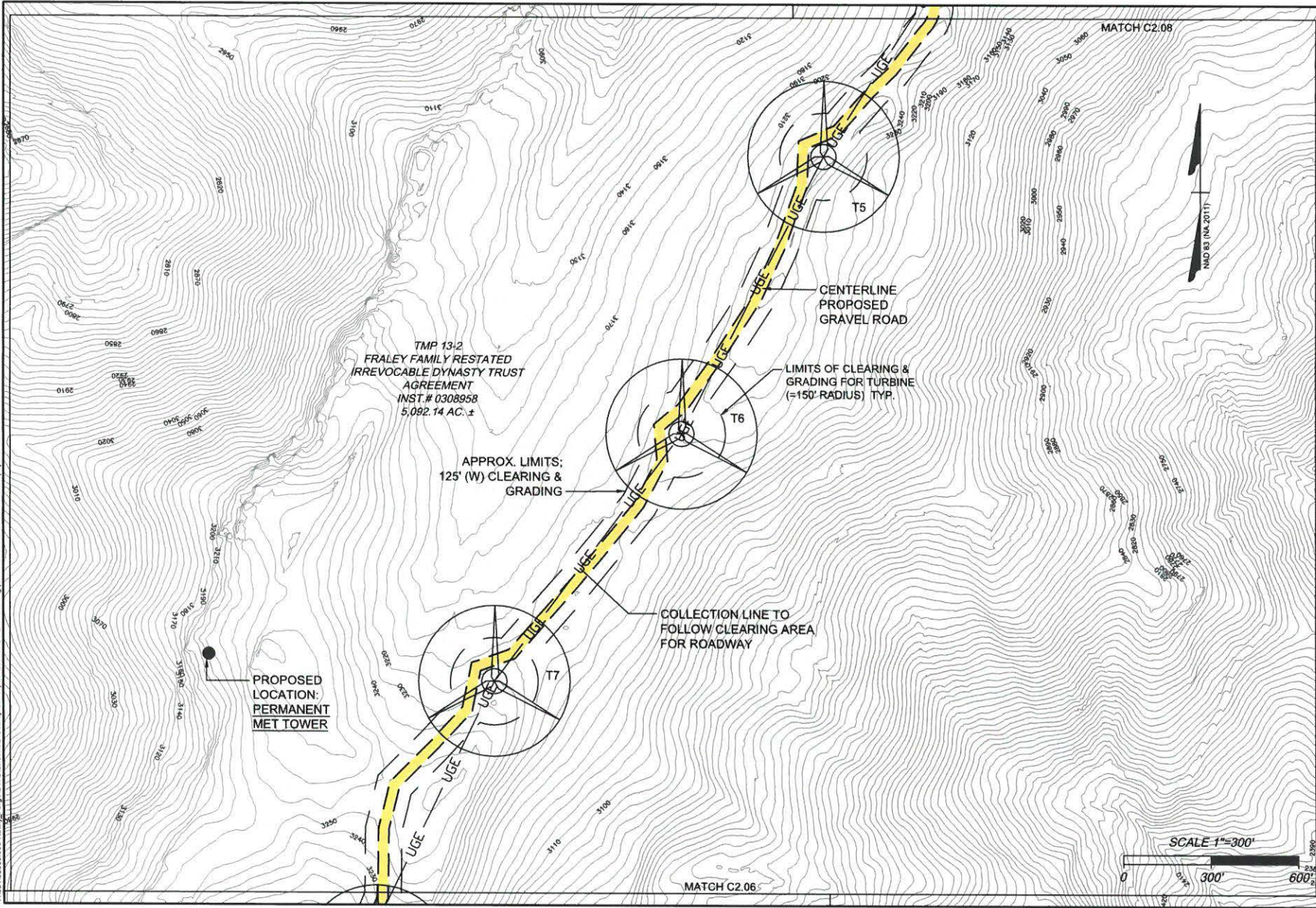
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ROCKY FORGE CONCEPTUAL PLAN PINCASTE DISTRICT - BOYCE/CLAY COUNTY - VIRGINIA SITE LAYOUT

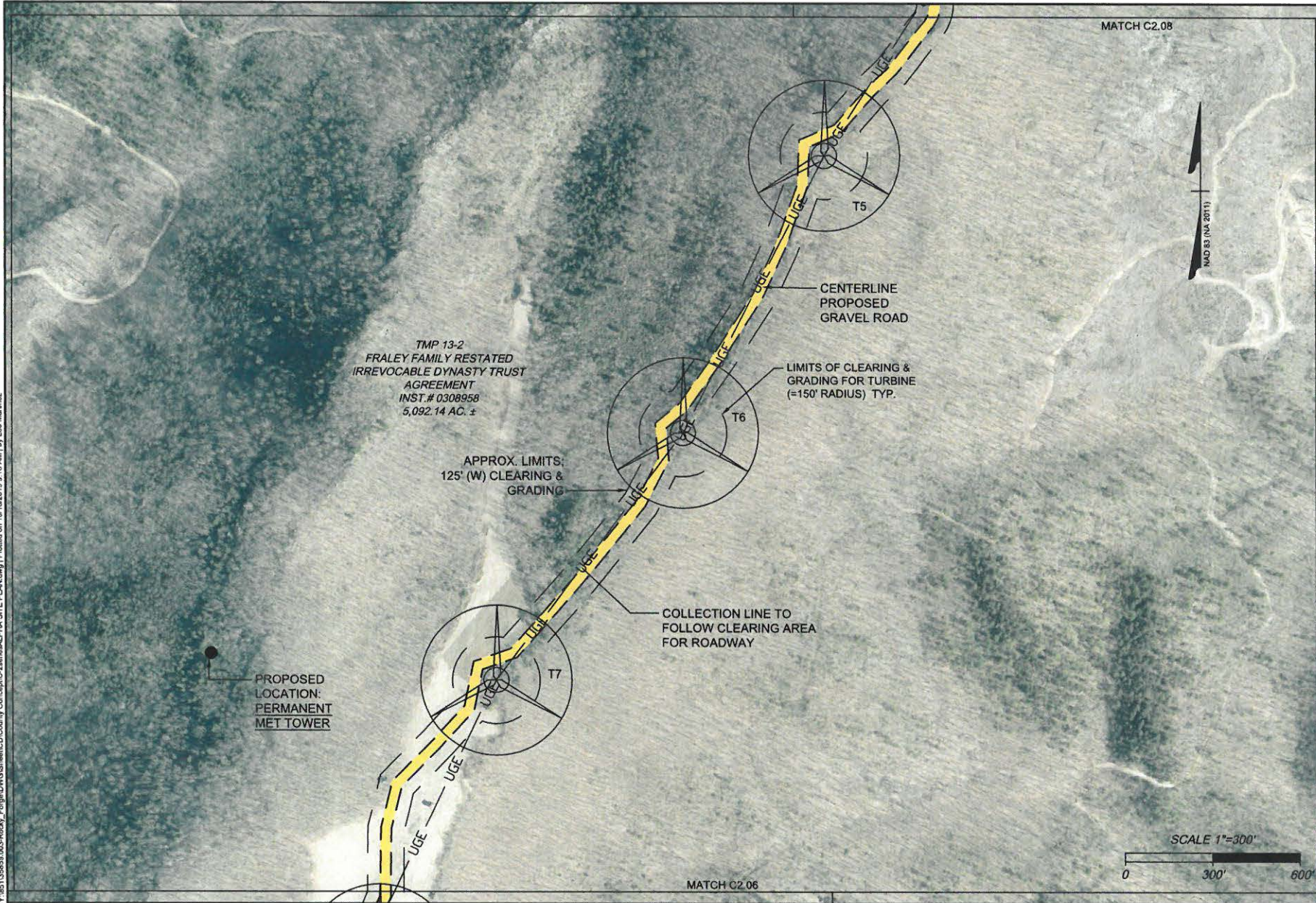
JOB NO.
35859.003
SHEET NO.
C2.07

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ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - BOYD/TOURT COUNTY - VIRGINIA

35859.003
C2.07A

SITE LAYOUT

REVISION DESCRIPTION

PROPOSED LOCATION:
PERMANENT
MET TOWER

TMP 13-2
FRALEY FAMILY RESTATED
IRREVOCABLE DYNASTY TRUST
AGREEMENT
INST.# 0308958
5,092.14 AC. ±

APPROX. LIMITS:
125' (W) CLEARING &
GRADING

COLLECTION LINE TO
FOLLOW CLEARING AREA
FOR ROADWAY

LIMITS OF CLEARING &
GRADING FOR TURBINE
(=150' RADIUS) TYP.

CENTERLINE
PROPOSED
GRAVEL ROAD

T5

T6

T7

SCALE 1"=300'

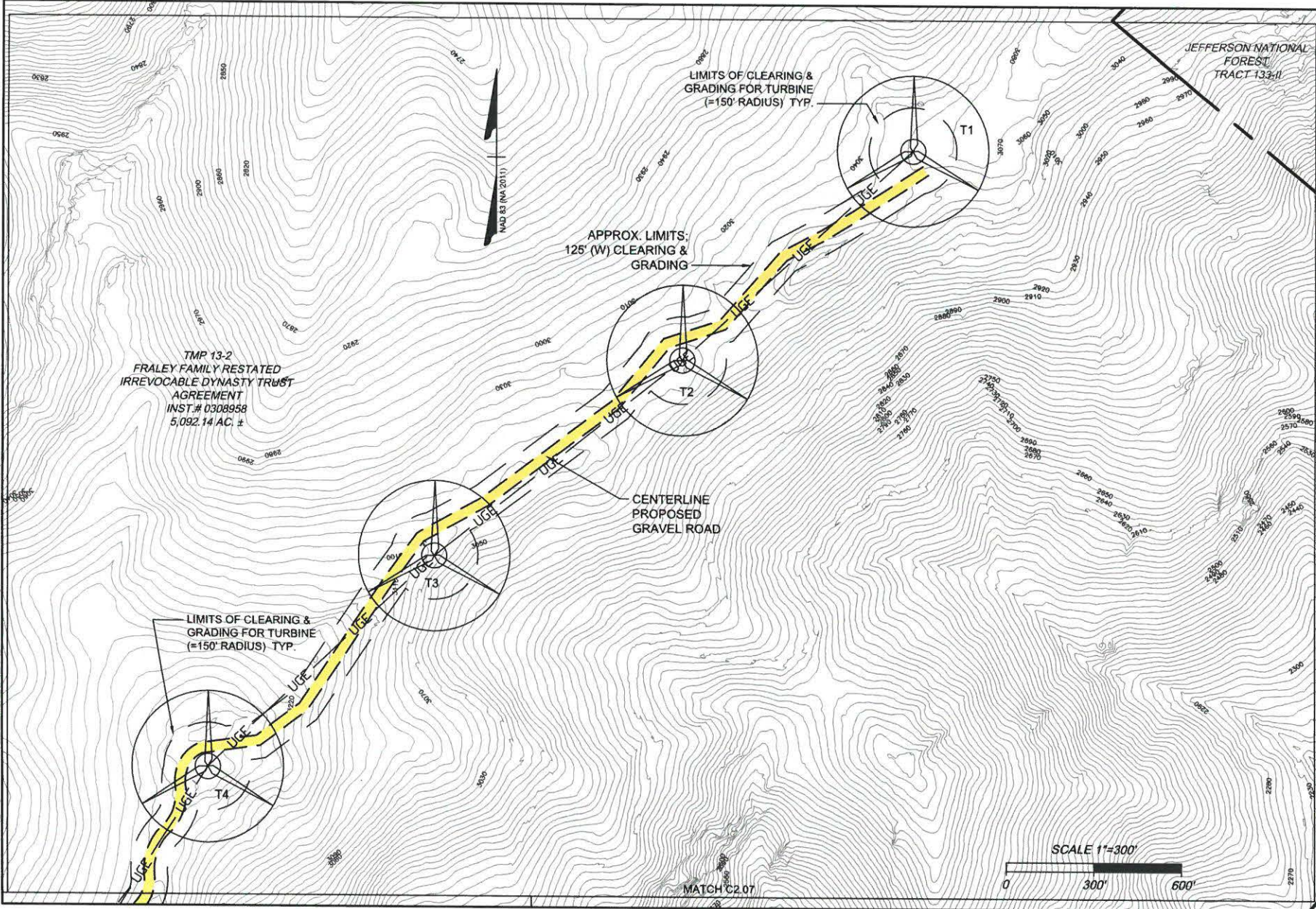
0 300' 600'


MATCH C2.06

MATCH C2.08

NAD 83 (N.A. 2011)

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ROCKY FORGE CONCEPTUAL PLAN
PINECASTLE DISTRICT - BOYD COUNTY - VIRGINIA

SITE LAYOUT

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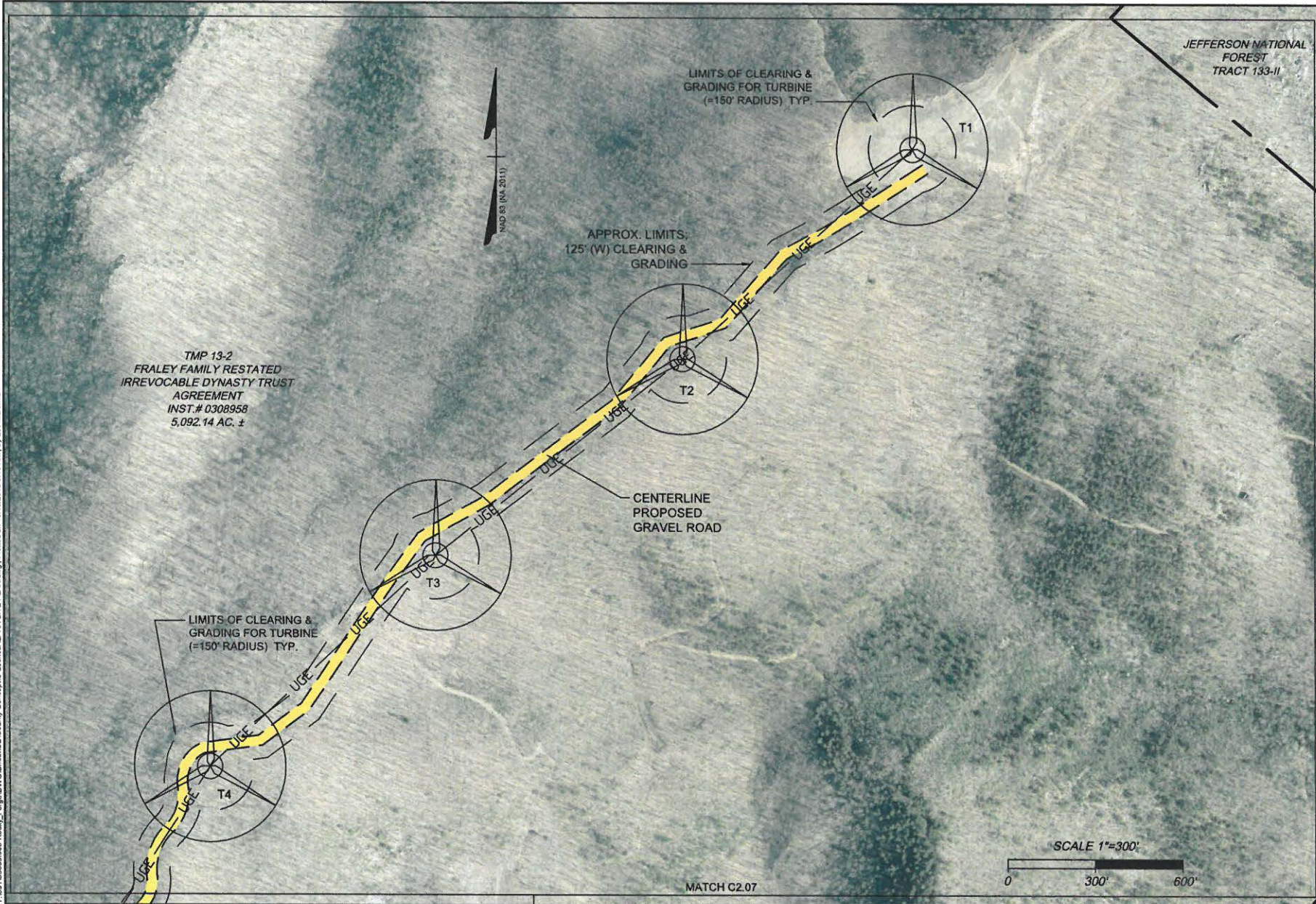
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C2.08

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TMP 13-2
FRALEY FAMILY RESTATED
IRREVOCABLE DYNASTY TRUST
AGREEMENT
INST. # 0308958
5,092.14 AC. ±

JEFFERSON NATIONAL
FOREST
TRACT 133-II

LIMITS OF CLEARING &
GRADING FOR TURBINE
(=150' RADIUS) TYP.

APPROX. LIMITS:
125' (W) CLEARING &
GRADING

CENTERLINE
PROPOSED
GRAVEL ROAD

LIMITS OF CLEARING &
GRADING FOR TURBINE
(=150' RADIUS) TYP.

SCALE 1"=300'

MATCH C2.07

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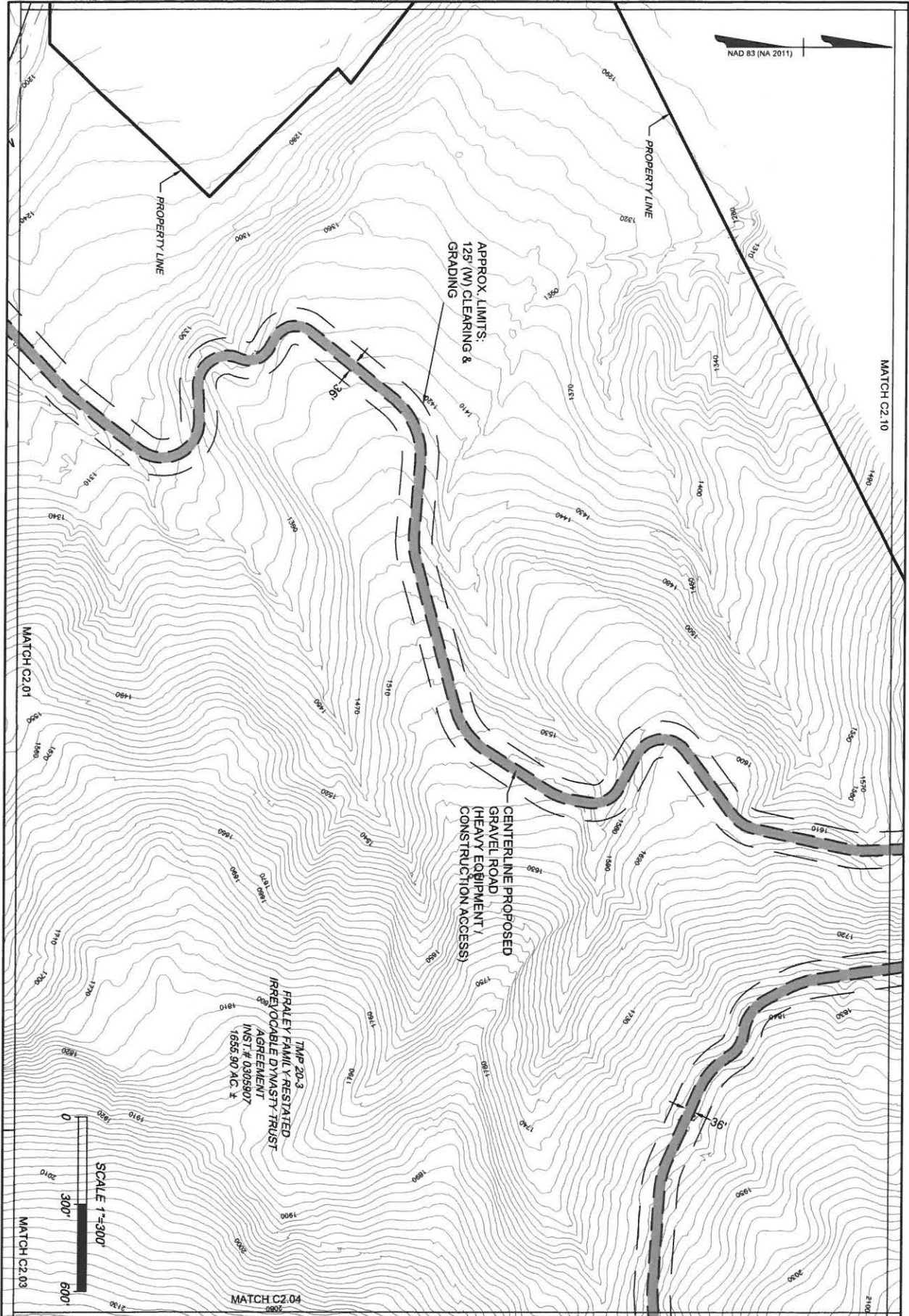
ROCKY FORGE CONCEPTUAL PLAN

PINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA

SITE LAYOUT

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SHEET NO.
C2.08A

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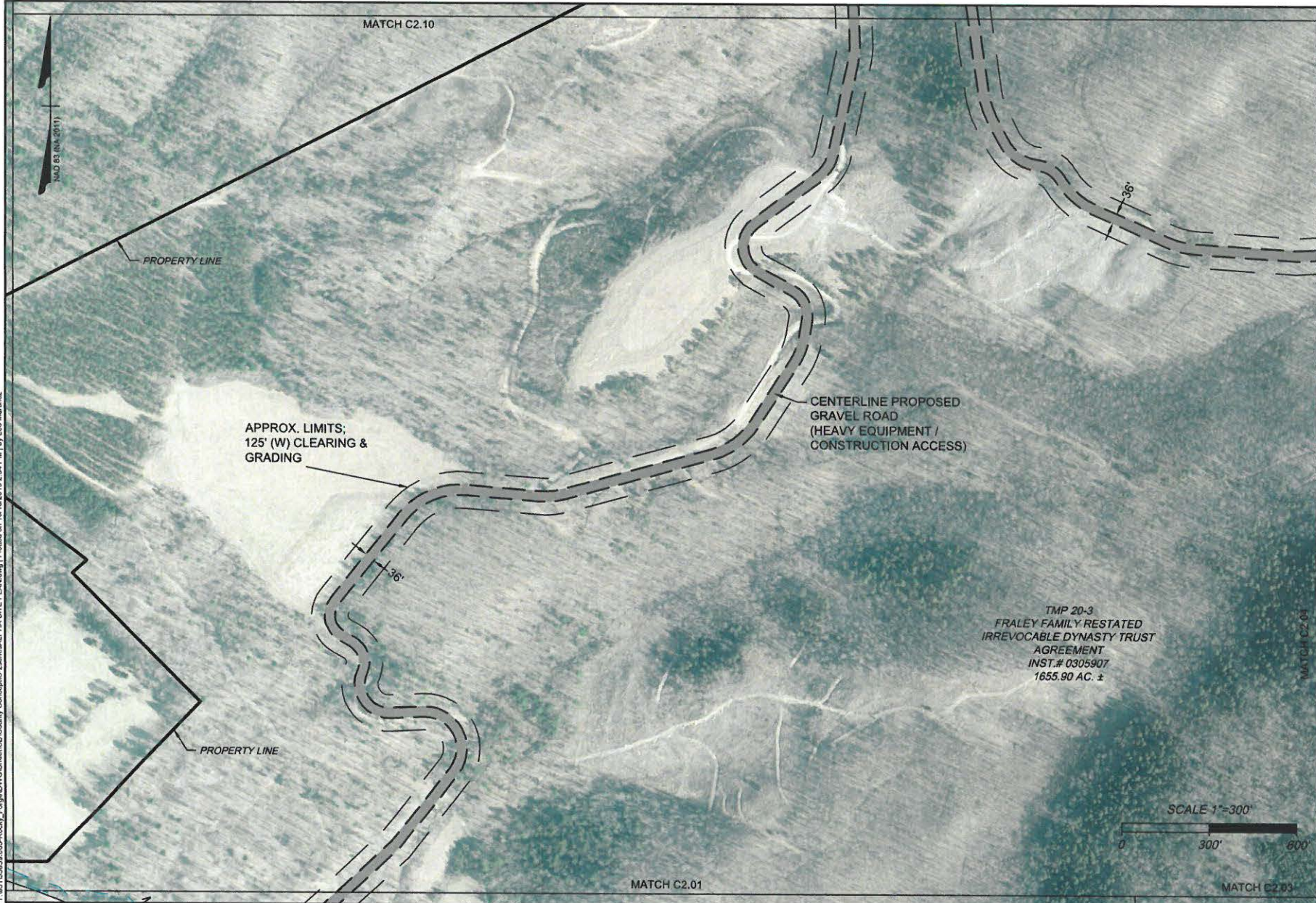
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3/5/2019, 00/30/2019 AS SHOWN	ROCKY FORGE CONCEPTUAL PLAN FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA SITE LAYOUT	AS SHOWN	DATE	REVISION DESCRIPTION	
				2019-10-04	
3/5/2019, 00/30/2019 AS SHOWN	ROCKY FORGE CONCEPTUAL PLAN FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA SITE LAYOUT	AS SHOWN	DATE	REVISION DESCRIPTION	
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3/5/2019, 00/30/2019 AS SHOWN	ROCKY FORGE CONCEPTUAL PLAN FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA SITE LAYOUT	AS SHOWN	DATE	REVISION DESCRIPTION	
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3/5/2019, 00/30/2019 AS SHOWN	ROCKY FORGE CONCEPTUAL PLAN FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA SITE LAYOUT	AS SHOWN	DATE	REVISION DESCRIPTION	
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3/5/2019, 00/30/2019 AS SHOWN	ROCKY FORGE CONCEPTUAL PLAN FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA SITE LAYOUT	AS SHOWN	DATE	REVISION DESCRIPTION	
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3/5/2019, 00/30/2019 AS SHOWN	ROCKY FORGE CONCEPTUAL PLAN FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA SITE LAYOUT	AS SHOWN	DATE	REVISION DESCRIPTION	
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TMP 20-3
FRALEY FAMILY RESTATED
IRREVOCABLE DYNASTY TRUST
AGREEMENT
INST.# 0305907
1655.90 AC. ±

MATCH C2.04

TIMMONS GROUP

ROCKY FORGE CONCEPTUAL PLAN
FINCASTER DISTRICT - BOYD COUNTY - VIRGINIA

SITE LAYOUT

SHEET NO.
C2.09A

THIS DRAWING PREPARED AT THE STATIONING OFFICE 211 S. MAIN ST. SALEM, VIRGINIA 24143	
YOUR VISION ACHIEVED THROUGH OURS	
DATE	2019-10-04
DRAWN BY	JCM
DESIGNED BY	JCM - MGE
CHECKED BY	REN - DJJ
SCALE	AS SHOWN
REVISION DESCRIPTION	

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SCALE 1"=300'

0 300' 600'

TMP 19-32
AVERY H. GUM &
JEANNIE M. GUM
INST.# 0103065

TMP 20-2
SUGARLOAF MOUNTAIN, LLC
INST.# 080000811

TMP 20-3
FRALEY FAMILY RESTATED
IRREVOCABLE DYNASTY TRUST
AGREEMENT
INST.# 0305907
1655.80 AC. ±

PROPERTY LINE

APPROX. LIMITS:
125' (W) CLEARING &
GRADING

MATCH C2.09

MATCH C2.03

TIMMONS GROUP

ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - BOYETOURT COUNTY - VIRGINIA

SITE LAYOUT

SHEET NO.
C2.10

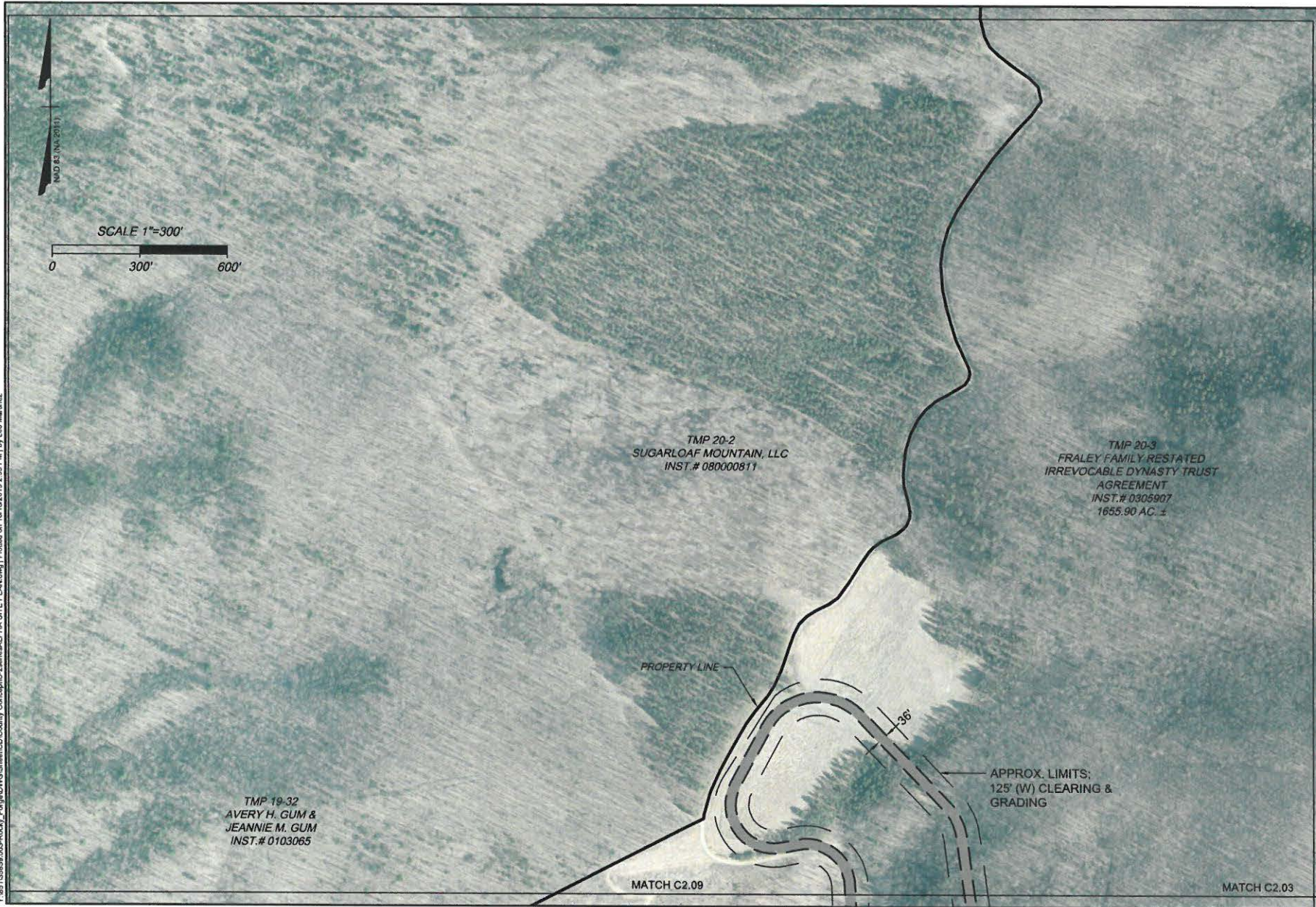
35859.003

THIS DRAWING PREPARED AT THE
STATION OFFICE
714 N. MAIN STREET, SUITE C
SAULTON, VIRGINIA 24483

YOUR VISION ACHIEVED THROUGH OURS

REVISION DESCRIPTION

DATE	REVISION DESCRIPTION
2019-10-01	DESIGNED BY JCM - MGE
	CHECKED BY REN - DJJ
	SCALE AS SHOWN



TIMMONS GROUP 

ROCKY FORGE CONCEPTUAL PLAN

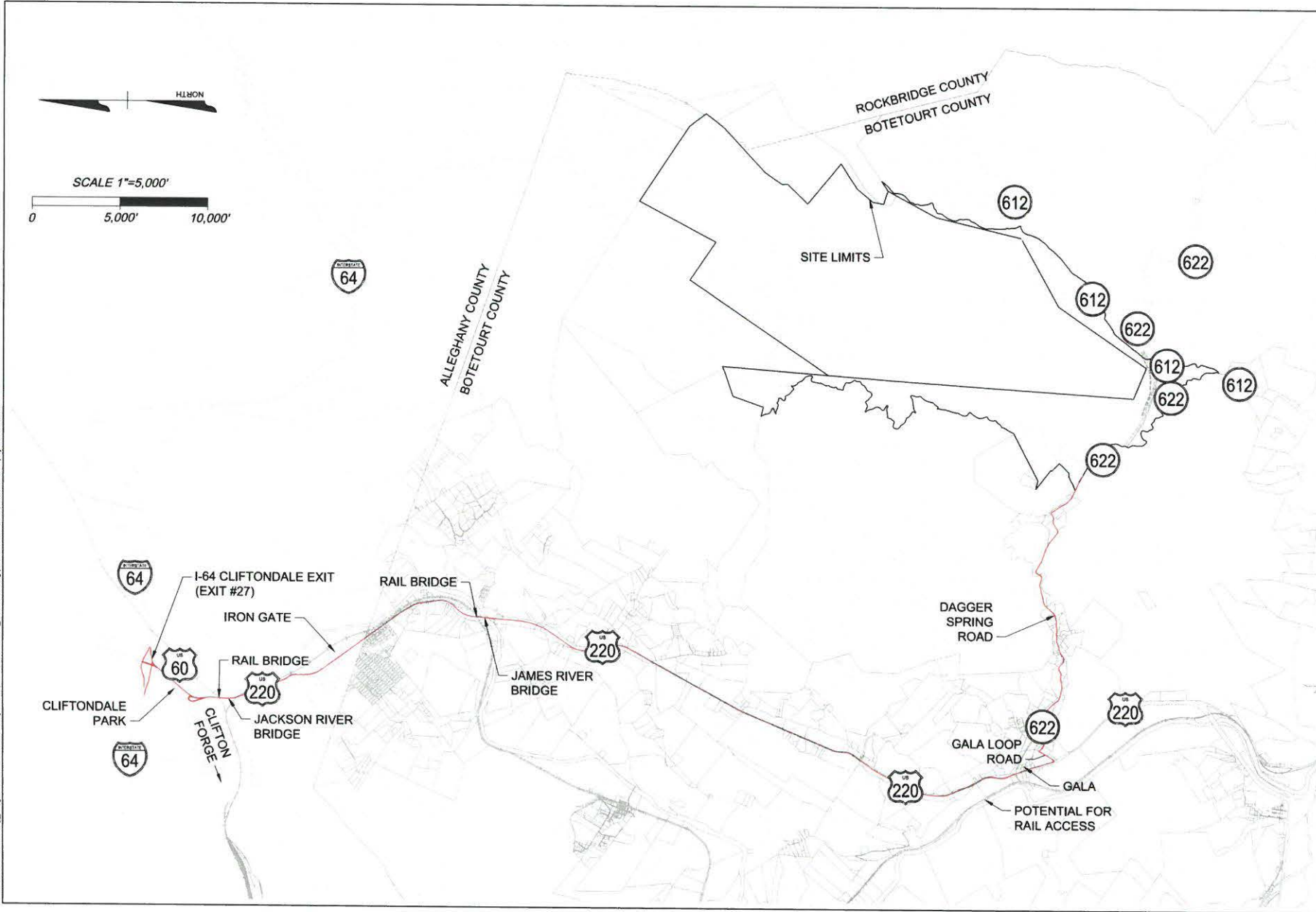
SITE LAYOUT

SITE LAYOUT

JOB NO.	35859.003
SHEET NO.	C2.10A

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	DATE 2019-10-04	REVISION DESCRIPTION

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OFFICE OF THE
2815 N. Augusta Street, Suite C
Staunton, Virginia 24401

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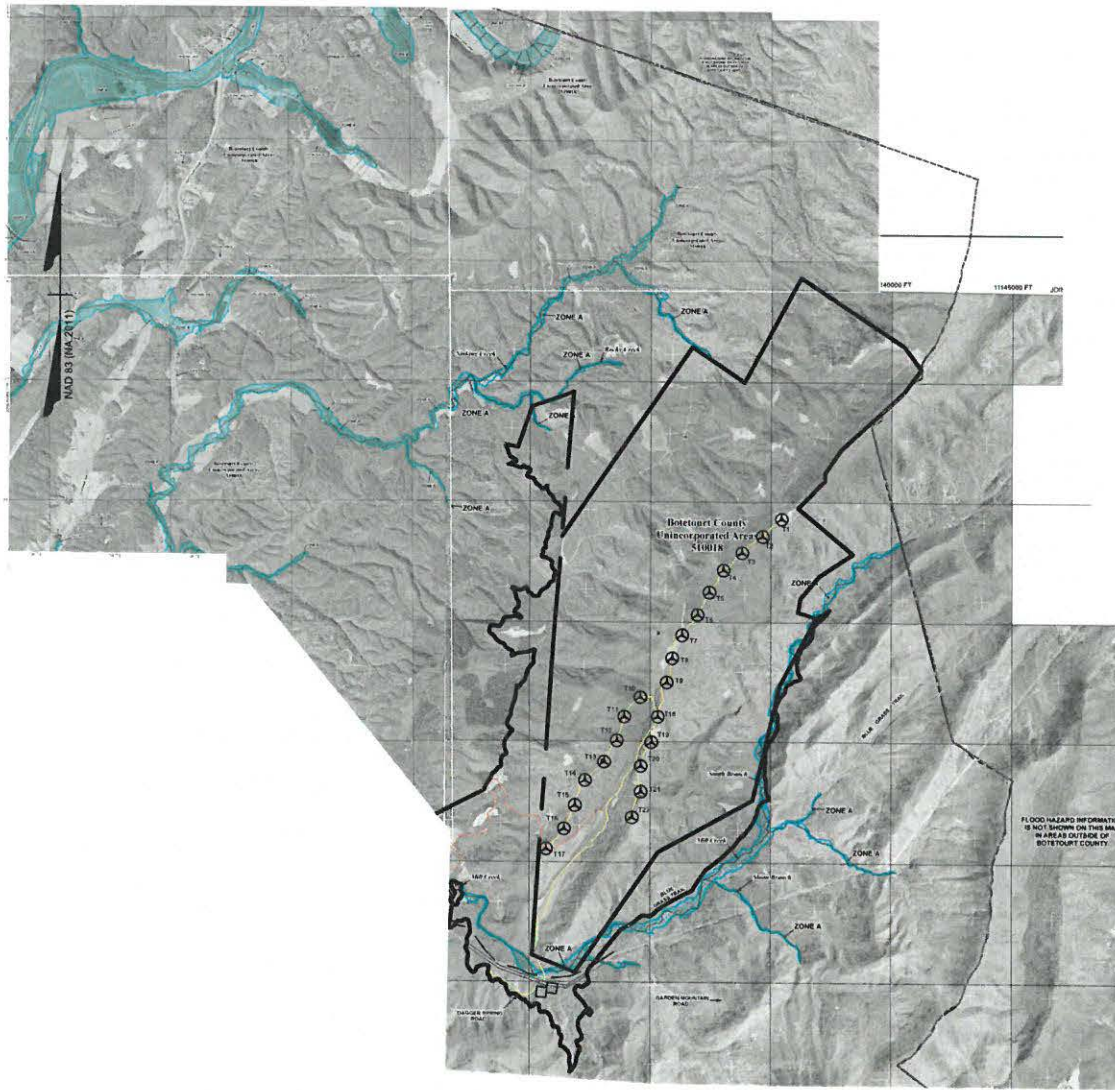
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ROCKY FORGE CONCEPTUAL PLAN
FINCASTLE DISTRICT - BOTETOURT COUNTY - VIRGINIA
OVERALL SITE ACCESS / TRANSPORTATION PLAN

SHEET NO.
35859.003
C3.00

DATE	REVISION DESCRIPTION
2019-10-04	
DRAWN BY	JCM
DESIGNED BY	JCM - MOE
CHECKED BY	REN - DJJ
SCALE	AS SHOWN

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SCALE 1"=5,000'

0 5,000' 10,000'

- ### LEGEND
- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, ARW, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of unusual fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE ARW** Area to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary

INFORMATION SHOWN FROM FEMA FIRM (FLOOD INSURANCE RATE MAP), MAP NUMBERS 51023C0150C, 51023C0110C, 51023C0020C, 51023C0040C, EFFECTIVE DECEMBER 17, 2010.
PARTIAL REPRESENTATION OF MAP FEATURES SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. SEE EXCERPT FROM LEGEND ABOVE FOR KEY REFERENCE. PORTIONS OF THE SITE LIE IN SPECIAL FLOOD HAZARD AREAS AS DESCRIBED.

TIMMONS GROUP

ROCKY FORGE CONCEPTUAL PLAN
PINCASTE DISTRICT - BOTETOURT COUNTY - VIRGINIA
FLOOD AREA INFORMATION - EXHIBIT

THIS DRAWING PREPARED AT THE STANTON OFFICE 2815 S. MAIN STREET, SUITE 200 STANTON, VIRGINIA 24460	
YOUR VISION ACHIEVED THROUGH OURS	
DATE	2019-10-04
DRAWN BY	JCM
DESIGNED BY	JCM - MGE
CHECKED BY	REN - DLJ
SCALE	AS SHOWN

JOB NO.
35859.003
SHEET NO.
C3.01